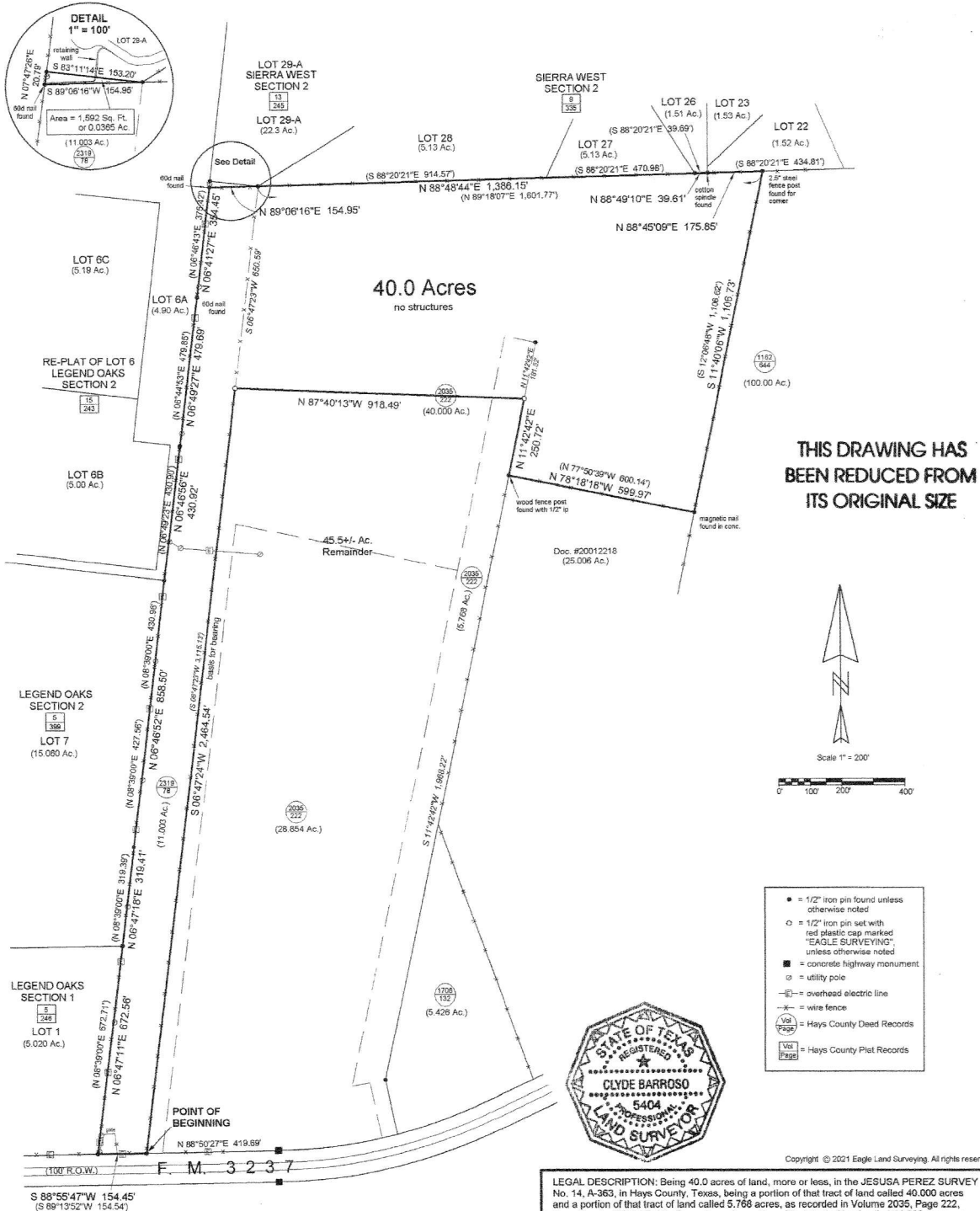


# IMPROVEMENT SURVEY



**EAGLE  
LAND  
SURVEYING**  
(512) 847-1079  
P.O. Box 2264 Wimberley, TX. 78676

CLIENT: Vivian Page

DATE: February 3, 2021  
JOB NUMBER: 21-003 cb  
FILE: page400.zak

This survey was produced without the benefit of a current title report, therefore certain easements may exist that were not apparent on the ground and are not shown hereon.

I hereby certify that this plat represents a survey made upon the ground under my supervision, on February 3, 2021, and that there are no visible or apparent encroachments upon this property, except as shown hereon.

Clyde Barroso, R.P.L.S. #5404, State of Texas, Firm# 10079300



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February 3, 2021

FIELD NOTES DESCRIBING 40.0 ACRES OF LAND, MORE OR LESS, IN THE JESUSA PEREZ SURVEY No. 14, A-363, IN HAYS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND CALLED 40.000 ACRES, AND A PORTION OF THAT TRACT OF LAND CALLED 5.768 ACRES, BOTH AS RECORDED IN VOLUME 2035, PAGE 222, HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND A PORTION OF THAT TRACT OF LAND CALLED 11.003 ACRES, AS RECORDED IN VOLUME 2319, PAGE 78, HAYS COUNTY OFFICIAL PUBLIC RECORDS, SAID 40.0 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 1/2" iron pin found at the base of a steel fence post, being on the North line of F.M. 3237, an apparent 100 foot wide right-of-way, said point being the Southwest corner of the afore mentioned 40.000 acre tract and the Southeast corner of the afore mentioned 11.003 acre tract, and from said point, a concrete highway monument (@ Engineers Station 441+72.12) bears N 88°50'27" E, a distance of 419.69 feet, said iron pin being the Southerly, Southeast corner of the herein described 40.0 acre tract and the POINT OF BEGINNING for this description;

THENCE, S 88°55'47" W, with the North line of F.M 3237, the South line of the 11.003 acre tract, a distance of 154.45 feet to a 1/2" iron pin found with an aluminum cap, being at the Southeast corner of Lot 1, LEGEND OAKS, SECTION 1, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 5, Page 246, Hays County Plat Records, said point being the Southwest corner of the 11.003 acre tract and the Southwest corner of the herein described 40.0 acre tract;

THENCE, N 06°47'11" E, with the East line of Lot 1, the West line of the 11.003 acres, a distance of 672.56 feet to a 1/2" iron pin found at the Northeast corner of Lot 1, being the Southeast corner of Lot 7, LEGEND OAKS, SECTION 2, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 5, Page 399, Hays County Plat Records, for a slight angle point in the West line of the herein described 40.0 acre tract;

THENCE, N 06°47'18" E, with the East line of Lot 7, the West line of the 11.003 acres, a distance of 319.41 feet to a 1/2" iron pin found for a slight angle point in the West line of the herein described 40.0 acre tract;

THENCE, N 06°46'52" E, continuing with the East line of Lot 7, the West line of the 11.003 acres, a distance of 858.5 feet to a 1/2" iron pin found at the Northeast corner of Lot 7, being the Southeast corner of Lot 6A, RE-PLAT OF LOT 6, LEGEND



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OAKS, SECTION 2, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 15, Page 243, Hays County Plat Records, for a slight angle point in the West line of the herein described 40.0 acre tract;

THENCE, N 06°46'56" E, with the East line of Lot 6A, the West line of the 11.003 acres, a distance of 430.92 feet to a ½" iron pin found for a slight angle point in the West line of the herein described 40.0 acre tract;

THENCE, N 06°49'27" E, continuing with the East line of Lot 6A, the West line of the 11.003 acres, a distance of 479.69 feet to a 60d nail found for a slight angle point in the West line of the herein described 40.0 acre tract;

THENCE, N 06°41'27" E, continuing with the East line of Lot 6A, the West line of the 11.003 acres, a distance of 354.45 feet to a 60d nail found for the Northwest corner of the herein described 40.0 acre tract, from said point, a ½" iron pin found at the Southwest corner of Lot 29-A, SIERRA WEST, SECTION 2, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 13, Page 245, Hays County Plat Records, also being the Northwest corner of the 11.003 acre tract, bears N 07°47'26" E, a distance of 20.79 feet;

THENCE, N 89°06'16" E, crossing the 11.003 acre tract, approximately with a wire fence, a distance of 154.95 feet to a ½" iron pin found at the Southeast corner of Lot 29-A, being the Southwest corner of Lot 28, SIERRA WEST, SECTION 2, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 9, Page 335, Hays County Plat Records, also being the Northeast corner of the 11.003 acre tract and being the Northwest corner of the afore mentioned 40.000 acre tract;

THENCE, N 88°48'44" E, with the South line of Lots 28 and 27, the North line of the 40.000 acre tract, a distance of 1,386.15 feet to a ½" iron pin found at the Southeast corner of Lot 27, the Southwest corner of Lot 26, for a slight angle point in the North line of the herein described 40.0 acre tract;

THENCE, N 88°49'10" E, with the South line of Lot 26, a distance of 39.61 feet to a cotton spindle found at the Southeast corner of Lot 26, being the Southwest corner of Lot 22, for a slight angle point in the North line of the herein described 40.0 acre tract;

THENCE, N 88°45'09" E, with the South line of Lot 22, a distance of 175.85 feet to a 2.5" steel fence post found for the Northwest corner of that tract of land called 100.00 acres, as recorded in Volume 1162, Page 644, Hays County Official Public Records, being the Northeast corner of the afore mentioned 40.000 acres and being the Northeast corner of the herein described 40.0 acre tract;



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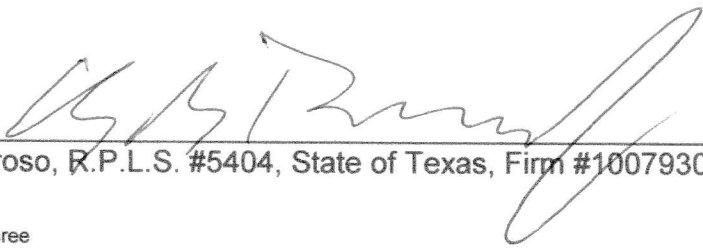
THENCE, S 11°40'06" W, with the West line of the 100.00 acres, the Northerly, East line of the 40.000 acres, a distance of 1,106.73 feet to a magnetic nail found in concrete, at the base of a 2.5" steel fence post, being at the Northeast corner of that tract of land called 25.006 acres, as recorded in Document #20012218, Hays County Official Public Records, said point being the Northerly, Southeast corner of the 40.000 acre tract and the Northerly, Southeast corner of the herein described 40.0 acre tract;

THENCE, N 78°18'18" W, leaving the West line of the 100.00 acre tract, with the North line of the 25.006 acre tract, a distance of 599.97 feet to a wood fence post found with a 1/2" iron pin along it's base, for the Northwest corner of the 100.00 acre tract, being on the East line of the afore mentioned 5.768 acre tract, and being a Southerly corner of the herein described 40.0 acre tract;

THENCE, N 11°42'42" E, with the boundary of the 40.000 acre tract, the East line of the 5.768 acre tract, a distance of 250.72 feet to a 1/2" iron pin set with a red plastic cap marked EAGLE SURVEYING, for an interior corner of the herein described 40.0 acre tract, from said point, a 1/2" iron pin found at the Northeast corner of the 5.768 acre tract bears N 11°42'42" E, a distance of 181.52 feet;

THENCE, N 87°40'13" W, crossing the 5.768 acre tract and the 40.000 acre tract, a distance of 918.49 feet to a 1/2" iron pin set with a red plastic cap marked EAGLE SURVEYING, said point being on the East line of the afore mentioned 11.003 acre tract, being the West line of the 40.000 acre tract, and being an interior corner of the herein described 40.0 acre tract;

THENCE, S 06°47'24" W, with the East line of the 11.003 acre, the West line of the 40.000 acres, a distance of 2,464.54 feet to the POINT OF BEGINNING, containing 40.0 acres of land, more or less. These field notes accompany a survey, job number 21-003, dated February 3, 2021, by Eagle Land Surveying.

  
Clyde Barroso, R.P.L.S. #5404, State of Texas, Firm #10079300

