

LEGAL DESCRIPTION: Being 0.30 acres of land out of the corporate limits of the City of Stockdale, Wilson County, Texas and out of the C. Losoya Survey No. 120, Abstract No. 195, Wilson County, Texas and also being that certain tract of land conveyed to Jason Lanier described in Volume 2123, Page 533 of the Official Public Records of Wilson County, Texas; Said 0.30 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in June, 2022:

BEGINNING at a 5/8 inch iron rod found in the southwest line of that certain tract of land conveyed to Mary Elizabeth Kahlden described in Volume 1508, Page 107 of said Official Public Records, the east corner of that certain 0.237 acre tract described in Volume 1391, Page 517 of said Official Public Records and the north corner hereof;

THENCE South 31°11'44" East a distance of 119.22 feet along the southwest line of said tract of land conveyed to Mary Elizabeth Kahlden to a 1/2 inch iron rod set in the northwest line of East Street for the south corner of said tract of land conveyed to Mary Elizabeth Kahlden and the east corner hereof;

THENCE South 60°10'50" West a distance of 112.01 feet along the northwest line of East Street to a 1/2 inch iron rod set in the northeast line of State Highway No. 123 for the south corner hereof;

THENCE along the common lines of State Highway No. 123, the following 2 courses:

- North 28°02'41" West a distance of 44.50 feet to a TX Dot concrete monument for a southwest corner hereof;
- North 34°35'36" West a distance of 75.09 feet to a 1/2 inch iron rod set for the south corner of said 0.237 acre tract and the west corner hereof;

THENCE North 60°14'36" East a distance of 114.02 feet along the southeast line of said 0.237 acre tract to the **POINT OF BEGINNING** containing 0.30 acres more or less, and as shown hereon.

LEGEND:

- | | | | |
|--|---|--|------------------------------|
| | BOUNDARY LINE | | AS MARKED |
| | ADJOINER LINE | | A/C |
| | SURVEY LINE | | ELECTRIC METER |
| | BENCH PIPELINE | | TELEPHONE PEDESTAL |
| | OVERHEAD ELECTRIC LINE | | SEPTIC |
| | UNDERGROUND UTILITY LINE | | GAS TIE IN |
| | WATER LINE | | WATER METER |
| | P.U.E. - PUBLIC UTILITY EASEMENT | | IRON ROD FOUND |
| | B.L. - BUILDING SETBACK LINE | | PIPE FENCE CORNER POST FOUND |
| | U.D.E. - UTILITY, DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT | | WOOD FENCE CORNER POST FOUND |
| | (BRG-DIST.) RECORD CALL | | |
| | XXX/XXX VOLUME/PAGE | | |
| | W.C.P.R. - WILSON COUNTY PLAT RECORDS | | |
| | W.C.O.P.R. - WILSON COUNTY DEED RECORDS | | |
| | W.C.R.P.R. - WILSON COUNTY REAL PROPERTY RECORDS | | |
| | FILE: 2022\BOUNDARY\WILSON\22-0595 101 E East Street | | |



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAN WAS DERIVED FROM ACTUAL FIELD NOTES OF THE SURVEYOR, AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

INTERPID
SURVEYING & ENGINEERING
P. O. BOX 519 • 1004 C STREET
FLORESVILLE, TX 78114
O. 830.393.8833 • F. 830.393.3388
WWW.INTERPIDTX.COM
TBPLS #10199936 • TBPE #16550

REGISTERED PROFESSIONAL LAND SURVEYOR

06-21-2022
DATE

SURVEY PLAT

C. LOSOYA SURVEY NO. 120
A-195

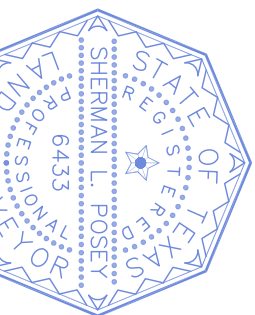
(0.237 ACRES)
1391/517 W.C.O.P.R.

MARY ELIZABETH KAHLDEN
1508/107 W.C.O.P.R.

BEGINNING

0.30 ACRES

JASON LANIER
2123/533 W.C.O.P.R.



STATE HIGHWAY NO. 123

EAST STREET

ONE STORY
SIDING HOUSE

COVERED

CONCRETE



NOTE:

- BEARINGS, DISTANCES & ACREAGE ARE GRID, DERIVED FROM NORMAL GPS TECHNIQUES.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
- IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTERPID"

REFERENCE: JASON LANIER	JOB NO. 22-0595	REV. 0
ADDRESS: 101 EAST STREET	DRAWN BY: AJS	FIELD BOOK: 104/32
LEGAL DESCRIPTION: BEING 0.30 ACRES OF LAND OUT OF THE CORPORATE LIMITS OF THE CITY OF STOCKDALE, WILSON COUNTY, TEXAS AND OUT OF THE C. LOSOYA SURVEY NO. 120.		
ABSTRACT NO. 195 WITHIN WILSON COUNTY, TEXAS.		