

- IRON ROD FOUND
- IRON ROD SET
- ⊗ IRON PIPE FOUND
- ▲ FENCE POST
- △ CALCULATED POINT
- U ——— UTILITY LINE
- LOT LINES
- SURVEY LINES
- ⑥ TRACT DESIGNATION
- VOL. Pg. HAYS COUNTY DEED RECORDS
- VOL. HAYS COUNTY PLAT RECORDS

W.S. NANCE
TO
ROBERT NANCE
DECEMBER 24, 1945
(1484 ACRES)

DETAIL

1.65

TRACTS ONLY

AS MADE ON
CORRECT TO

TRACT 19 12/1/80
 △ TRACT 38 12/30/80

NOTE: I, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, UTILITY EASEMENTS OR ROADWAYS, EXCEPT AS SHOWN HEREON.

THIS PLAT PREPARED FROM PUBLIC RECORDS
AND MEASUREMENTS MADE ON THE GROUND
DURING MAY-DECEMBER, 1980 AND IS
CORRECT TO THE BEST OF MY KNOWLEDGE.

JAMES E.
Byrn
AND ASSOCIATES
SURVEYORS • CIVIL ENGINEERS • LAND PLANNERS

4011 MANO-HACA ROAD
AUSTIN, TEXAS 78704
(512) 442-1753

407 SOUTH L.B.J. DRIVE
SAN MARCOS, TEXAS 76903
(512) 392-0000

JAMES E. BYRN, R.P.S. #1810-C
HAYS COUNTY SURVEYOR

PLAT OF A SURVEY AND PARTITION OF 245.519 ACRES IN THE ROGER WILKINS SURVEY
A-491, J.H. JUGGINS SURVEY, I & G.N. R.R. CO. SURVEY ABS. 579, AND THE ADA
JOLES SURVEY, A-784, HAYS COUNTY, TEXAS.

ELIJAH CLARK SURVEY NO. 11

CHARLES H. POULTON,
ET UX,
TO
JOE FREEMAN
APRIL 11, 1960
(1013.4 ACRES)

A Revised 12/30/80
 CLIENT: HOOD 235 LIMITED
 DATE: MAY 27, 1980
 OFFICE: WILLIAMSON
 CREW: EVERETT, BRYANT
 DOVE, E. GARCIA
 F.B.I. 101, 120, 133, 140
 PLAT NO.: 20078-80-a see also 686-2

ROBERT WILKINS SURV A-491

Robert L. Boyd, et ux, to
Mary Anne Hood, trustee
May 10, 1974
1028.18 Acres

JOE FREEMAN
APRIL 11, 1960
(1013.4 ACRES)

A Revised 12/30/80
 CLIENT: HOOD 235 LIMITED
 DATE: MAY 27, 1980
 OFFICE: WILLIAMSON
 CREW: EVERETT, BRYANT
 DOVE, E. GARCIA
 F.B.I. 101, 120, 133, 140
 PLAT NO.: 20078-80-a see also 686-2

SURVEYOR'S NOTES:

1. BEARING, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
2. THIS TRACT IS A PORTION OF THAT 1028.18 ACRE TRACT DESCRIBED IN A DEED FROM ROBERT L. BOYD, ET UX, O MARY ANNE HOOD, TRUSTEE, BY DEED DATED MAY 10, 1974 AND RECORDED IN VOLUME 267, PAGE 57 OF THE HAYS COUNTY DEED RECORDS.
3. THIS TRACT IS SUBJECT TO THE RESERVATION OF MINERAL RIGHTS BY PREVIOUS OWNERS AND BY THE STATE OF TEXAS.
4. THIS TRACT MAY ALSO BE SUBJECT TO THE FOLLOWING EASEMENTS AND ANY OTHERS RECORDED IN THE HAYS COUNTY DEED RECORDS.
 - a) TWO EASEMENTS FROM D. E. MITCHELL TO THE TEXAS PIPE LINE COMPANY RECORDED IN VOLUME 96, PAGE 419-420 AND VOLUME 97, PAGE 528-529 OF THE HAYS COUNTY DEED RECORDS. ALSO ONE MORE EASEMENT TO TEXAS PIPE LINE COMPANY RECORDED IN VOLUME 138, PAGE 535-536, AND ONE EASEMENT TO TEXAS-NEW MEXICO PIPE LINE COMPANY MAY AFFECT THIS TRACT AS RECORDED IN VOLUME 135, PAGE 463 OF THE HAYS COUNTY DEED RECORDS.

5. THIS TRACT MAY ALSO BE SUBJECT TO THE RIGHTS OF THE PUBLIC AND OTHERS IN A PAVED ROADWAY ALONG THE SOUTHWEST EDGE OF THIS TRACT AND MAY BE THE SAME AS THE EASEMENT DESCRIBED IN VOLUME 94, PAGE 407-409 OF THE HAYS COUNTY DEED RECORDS.

b) TWO EASEMENTS FROM D. E. MITCHELL, ET AL, TO THE TEXAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 98, PAGE 184-185 AND VOLUME 98, PAGE 309 OF THE HAYS COUNTY DEED RECORDS.

c) ROADWAY EASEMENT RECORDED IN VOLUME 14, PAGE 407-409 OF THE HAYS COUNTY DEED RECORDS.