

**DESCRIPTION OF 0.425 OF AN ACRE, MORE OR LESS, OF LAND AREA, BEING A PORTION OF LOTS 2 AND 8, AND ALL OF LOTS 3 THROUGH 7, BLOCK 16, ORIGINAL TOWN OF KYLE AS RECORDED IN VOLUME R, PAGE 336 OF THE HAYS COUNTY DEED RECORDS, AND BEING ALL OF THAT TRACT DESCRIBED IN A DEED FROM JOHN P. KRUG TO PENNY LEA KRUG, DATED MARCH 25, 1991 AND RECORDED IN VOLUME 1099, PAGE 813 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2" iron rod set in the west line of Burluson Street, for the common southeast corner of the Krug tract and Lot 3, the northeast corner of Lot 2 and that tract described as the east 60' of Lots 1 and 2 in a deed from M.G. Michaelis et ux to The Town of Kyle, dated May 11, 1936 and recorded in Volume 111, Page 322 of the Hays County Deed Records, from which a concrete nail found for the southeast corner of Block 9, Original Town of Kyle bears S 09° 02' 08" W 50.15 feet and S 80° 50' 31" E 329.89 feet;

**THENCE** leaving Burluson Street and **THE PLACE OF BEGINNING** as shown on that plat numbered 27579-18-c, dated October 9, 2018 as prepared for The City of Kyle by Byrn & Associates, Inc. of San Marcos, Texas, with the common south line of the Krug tract and Lot 3, and the north line of the Town of Kyle tract and Lot 2, N 80° 56' 52" W 59.94 feet to a 1/2" iron rod found for an interior corner in the south line of the Krug tract and the northwest corner of the Town of Kyle tract;

**THENCE** leaving Lot 3 and entering Lot 2, with the common west line of the Town of Kyle tract and an east line of the Krug tract, S 09° 00' 32" W 20.05 feet to a 1/2" iron rod found for a common south corner of the Krug tract and the northeast corner of that tract described as 5 feet of Lot 2 in a deed from J. A. Neal et ux to Lillie Michaelis, dated November 10, 1951 and recorded in Volume 157, Page 366 of the Hays County Deed records;

**THENCE** leaving the Town of Kyle tract, with the common south line of the Krug tract and the north line of the Michaelis tract, N 80° 53' 20" W 69.73 feet to a 1/2" iron rod found in the east line of a 20 foot wide alley as shown on the Original Town of Kyle Plat, for the common southwest corner of the Krug tract and the northwest corner of the Michaelis tract;

**THENCE** leaving the Michaelis tract, with the common west line of the Krug tract and the east line of the alley, N 09° 02' 08" E 152.50 feet to a 1/2" iron rod set for the northwest corner of the Krug tract;

**THENCE** leaving the alley, with the common north line of the Krug tract and the south line of what was called the occupied south line of the Jesse Hauptrief tract in Volume 243, Page 411 of the Hays County Deed Records, S 80° 24' 23" E 129.67 feet to a 1/2" iron rod set in the west line of Burluson Street, for the northeast corner of the Krug tract, from which a concrete nail found for the northeast corner of Block 9, Original Town of Kyle bears N 09° 02' 08" E 68.32 feet and S 80° 58' 48" E 329.94 feet;

**THENCE** with the common east line of the Krug tract and the west line of Burluson Street, S 09° 02' 08" W 131.30 feet to the **PLACE OF BEGINNING**.

There are contained within these metes and bounds 0.425 of an acre, more or less, of land area as prepared from public records and a survey made on the ground on October 9, 2018 by Byrn & Associates, Inc. of San Marcos, Texas. All 1/2" iron rods set are capped with a plastic cap stamped "Byrn Survey". The Bearing Basis for this description was determined from GPS observations and refers to Grid North of the Texas State Plane Coordinate System, NAD 83, South Central Zone.

  
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Kyle Smith, R.P.L.S. #5307



Client: City of Kyle  
Date: October 9, 2018  
Subd.: Original Town of Kyle  
County: Hays  
Job No: 27579-18  
FND 0.425 ac