

SANTA CLARA ESTATES
Vol. 51, Pg. 113, 116
M. R., N. C., Tx.

Tract 11
2.66 Ac.
Wade Stanley, et ux
Vol. 81, Pg. 32
D. R., N. C., Tx.

SANTA ISABELLA DRIVE (60' R-O-W)

FND 5/8" I.R.
@1069.56'

FND 5/8" I.R.
@30.44'

"CASA BLANCA"
JUAN JOSE DE LA GARZA MONTEMAYOR, ET AL
A - 221

13.50 Ac.
Gregory Krynski
C. F. No. 2003016082
O. P. R., N. C., Tx.

11.20 Ac.
Charles L. Scheidt, et ux
C. F. No. 2002058216
O. P. R., N. C., Tx.

10.80 Ac.
Kenneth McElroy, et ux
C. F. No. 2002062955
O. P. R., N. C., Tx.

51.202 Ac.
Vol. 2115, Pg. 458
D. T. R., N. C., Tx.

60.398 Ac.
Vol. 2115, Pg. 458
D. T. R., N. C., Tx.

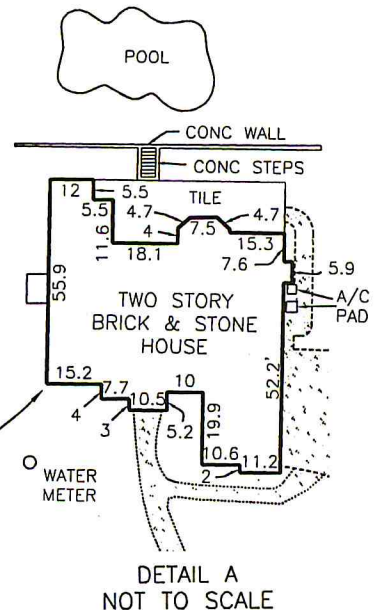
60' ROAD EASEMENT
N 44° 25' 32" E
1100.00'

S 44° 25' 32" W
1100.00'

174.5'
173.1'

360.3'

SEE DETAIL A
TO THE RIGHT

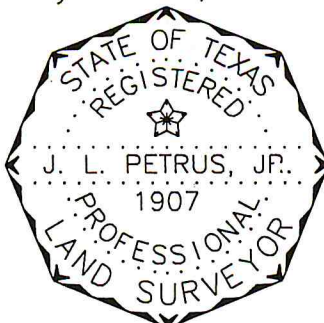


- 1) The FEMA Flood Maps indicate that the property described herein is located in Flood Zone C. An area of minimal flooding. Community Panel No. 485494 0040 C. March 18, 1985. For flood information please contact your local Floodplain Administrator.
- 2) Bearings were determined from a GPS Survey, NAD 27 Texas South Zone.
- 3) There may be existing pipelines not shown on this map. Use the Texas One Call System to locate pipelines before performing any excavation on this property.

PLAT SHOWING SURVEY OF PROPERTY OWNED BY
GREGORY KRYNSKI AND TERESA KRYNSKI
BEING A 13.50 ACRE TRACT
OUT OF THE
"CASA BLANCA" JUAN JOSE
DE LA GARZA MONTEMAYOR, ET AL SURVEY, ABSTRACT 221
NUECES COUNTY, TEXAS
SCALE 1" = 200 FEET

I, Julius L. Petrus, Jr., Registered Professional Land Surveyor of Texas, do hereby state that the above plat represents an actual survey made on the ground, under my supervision, and that there are no apparent visible easements or intrusions of buildings on adjoining property, except as shown above, this the 23rd day of June, 2005.

King & Petrus, Inc.
P. O. Box 606
Sinton, Texas 78387
Phone 361-364-2622
Fax 361-364-2641
C:\KING\17600\17605



Julius L. Petrus, Jr.

Registered Professional Land Surveyor
Texas Registration No. 1907



STATE OF TEXAS
COUNTY OF NUECES

Field notes of a 13.50 acre tract of land, being out of a 60.398 acre tract recorded in Volume 1885, Page 636 in the Deed of Trust Records of Nueces County, Texas; and out of a 51.202 acre tract of land recorded in Volume 1876, Page 106 in the Deed of Trust Records of Nueces County, Texas; and also being out of Share 4 of the Bluntzer Partition recorded in Volume 15, Pages 121-168 of the Deed Records of Nueces County, Texas;

Said 13.50 acre tract is comprised of a portion of the "Casa Blanca" Juan Jose De La Garza Montemayor, et al, Survey, Abstract 221, is situated in Nueces County, Texas, approximately 6 miles northwest of the town of Banquete, and is described by metes and bounds as follows:

Beginning at a point in the centerline of Santa Isabelle Drive and in the northeast line of said 51.202 acre tract, for the north corner of this tract; whence an $\frac{1}{2}$ " iron rod found at the north corner of said 51.202 acre tract bears N 55° 21' 45" W a distance of 976.86 feet;

Thence S 55° 21' 45" E along the centerline of said Santa Isabelle Drive, the northeast line of said 51.202 acre tract, the northeast line of said 60.398 acre tract, and the northeast line of this tract, a distance of 542.51 feet to a point in the northeast line of said 60.398 acre tract, at the north corner of an 11.20 acre tract of land conveyed by Charles L. Sheidt, et ux, by Deed recorded in Doc. No. 2002058216 of the Official Records of Nueces County, Texas; for the east corner of this tract;


Thence S 44° 25' 32" W along the northwest line of said 11.20 acre tract and the southeast line of this tract, at 30.44 feet pass a $\frac{5}{8}$ " iron rod with surveyor's cap stamped "RPLS 1907" set for a line marker in the southwest right-of-way line of said Santa Isabelle Drive, in all a distance of 1100.00 feet to a $\frac{5}{8}$ " iron rod with surveyor's cap stamped "RPLS 1907" set at the west corner of said 11.20 acre tract, and the east corner of a 6.43 acre tract previously surveyed, for the south corner of this tract;

Thence N 55° 21' 45" W along the northeast line of said 6.43 acre tract and the southwest line of this tract, a distance of 542.51 feet to a $\frac{5}{8}$ " iron rod with surveyor's cap stamped "RPLS 1907" set in the southeast right-of-way line of a 60 ft. road easement, at the north corner of said 6.43 acre tract, for the west corner of this tract;

Thence N 44° 25' 32" E along the southeast right-of-way line of said 60.00 foot road easement and northwest line of this tract, at 1069.56 feet pass a $\frac{5}{8}$ " iron rod with surveyor's cap stamped "RPLS 1907" set for a line marker in the southwest right-of-way line of said Santa Isabelle Drive, in all a distance of 1100.00 feet to the point of beginning, containing 13.50 acres of land, more or less, subject to all easements of record;

Bearings in this description were determined by a GPS Survey NAD 27, Texas South Zone.

I Julius L. Petrus, Jr., Registered Professional Land Surveyor of Texas, do hereby certify that this description represents an actual survey made on the ground, under my supervision, this 24th day of March, 2003


Registered Professional Land Surveyor
Texas Registration No. 1907

15959-1350:DCF

