

Gonzales County, Texas



Scale 1"=400'

General Notes

- 1) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
- 2) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR. Flood Zone "X" is determined to be outside the 500-year floodplain. No special flood hazards according to FEMA Panel mentioned herein. WARNING: This flood Statement, as determined by a F.L.D. - F.L.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the improvements thereon will be free from Flooding or Flood Damages. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.
- 5) Penates Meander.
- 6) The original deeded calls cited on this plat were measured with the Vars (V = Vars).

SURVEY PLAT

Showing a 113.936 acre tract of land out of the E.D. Walker Survey A-533 and City of San Antonio Survey A-527 Gonzales County, Texas. I do hereby certify that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on March 15, 2006 and further revised on December 5, 2006, (2) No Abstract of Title, title commitment, nor research of record easements were supplied to the surveyor. There may exist easements of record which could effect this parcel. The property shown lies in Flood Zone "X" according to FEMA Panel #480253-0100-A dated August 15, 1978. **THIS SURVEY IS CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.

LINE TABLE

LINE	BEARING	DISTANCE
1	S 12° 15' 00" E	14.82
2	S 78° 10' 00" E	14.82
3	N 89° 20' 00" E	25.00
4	N 89° 20' 00" E	51.25
5	N 89° 20' 00" E	51.25
6	S 89° 20' 00" E	51.25
7	S 89° 20' 00" E	51.25
8	S 89° 20' 00" E	51.25
9	S 89° 20' 00" E	51.25

LEGEND

- CHIPPED 1/2" IRON PIN SET
- 3/8" IRON PIN FOUND
- 8" CEDAR FENCE POST
- CONC. MONUMENT FOUND
- ⊠ 1/2" IRON PIN FOUND
- ⊙ 600 P.W. SET IN 8" CEDAR FENCE POST
- ⊙ 600 P.W. SET IN 8" POST ONK
- X— FENCE MEASUREMENTS
- A— 600 P.W. SET IN DOUBLE OAK TREE
- ABSTRACT SURVEY LINE
- UNLESS OTHERWISE NOTED

Field Book, 62	Drawn By: AJJ JB
Job No. 06061-2	Drawing: 06061-2.dwg
Date: December 5, 2006	Word Date: Aug 12/06
Surveyed By: AJJ JB	Anteced Date: Aug 12/06



Claude Hinkle Surveyors

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All of a certain tract or parcel of land situated in Gonzales County, Texas and being a part of the City of San Antonio Survey A-527 and the E.D. Walker Survey A-533 and being also a part of a tract of land called 179.303 acres and conveyed to Lynn Gray Trustee by deed recorded in Volume 942 Page 159 of the Official Records of Gonzales County, Texas and being more particularly described as follows:

BEGINNING at a concrete monument found used for basis of bearing in the intersection of the SE line of the said San Antonio Survey and the NW line of the Prospect McCoy Survey A-342 and the SW line of County Road #444 and in the East corner of the above mentioned 179.303 acre tract and the apparent North corner of a tract of land called 65.7 acres and conveyed to Mayflower Bradbury Limited Partnership by deed recorded in Volume 735 Page 449 of the said Deed Records for the East corner this tract.

THENCE with the apparent common San Antonio and McCoy Survey line and the SE line of the said 179.303 acre tract for the following two (2) courses:

(1) S 30 degrees 41 minutes 00 seconds W with the apparent NW line of the said 65.7 acre tract and the apparent NW line of a tract of land called 69.715 acres and conveyed to the above mentioned Mayflower Partnership by deed recorded in Volume 734 Page 956 of the said Deed Records 3181.50 feet to a 1/2" iron pin found used for basis of bearing in the apparent West corner of the said 69.715 acre tract and in the apparent North corner of a tract of land called 117 acres and conveyed to Robert H. Steubing by deed recorded in Volume 855 Page 797 of the said Deed Records for an angle point this tract.

(2) S 31 degrees 11 minutes 53 seconds W with the apparent NW line of the above mentioned Steubing 117 acre tract 1728.20 feet to a capped 1/2" iron pin set in the apparent most Southerly East corner of a tract of land called 36.985 acres and assigned to Robert Kerr by Contract of Sale recorded in Volume 435 Page 818 of the said Deed Records and the South corner of the said 179.303 acre tract and in the apparent South corner of the said San Antonio Survey and the apparent East corner of the R.A. Mott Survey A-361 for the South corner this tract.

THENCE N 82 degrees 28 minutes 00 seconds W with the apparent SW line of the said San Antonio Survey line and the apparent NE line of the said Mott Survey and the SW line of the said 179.303 acre tract and the apparent NE line of the above mentioned Kerr 36.985 acre tract at 50.58 feet pass a concrete monument found for reference continue for a total distance of 289.50 feet to a 3/8" iron pin found in the most Southerly West corner of the said 179.303 acre tract and an apparent ell corner of the said Kerr 36.985 acre tract and the apparent West corner of the said San Antonio Survey and the apparent South corner of the John Christopher Survey A-174 for the most Southerly West corner this tract.

THENCE N 05 degrees 59 minutes 38 seconds E with the apparent NW line of the said San Antonio Survey and the apparent SE line of the said Christopher Survey and the NW line of the said 179.303 acre tract 3087.92 feet to a capped 1/2" iron pin set in the West corner of a tract of land called 65.368 acres and conveyed to David Grubbs by deed recorded in Volume 950 Page 0717 of the said Official Records for a reentrant corner this tract.

THENCE over and across the said 179.303 acre tract and with the SW and SE lines of the above mentioned 65.368 acre tract for the following nine (9) courses:

(1) S 77 degrees 49 minutes 57 seconds E 828.97 feet to a 60d nail set in a 8" Post Oak for an ell corner this tract.

(2) N 12 degrees 41 minutes 35 seconds E 60.66 feet to a 60d nail set in a double oak tree for an angle point this tract.



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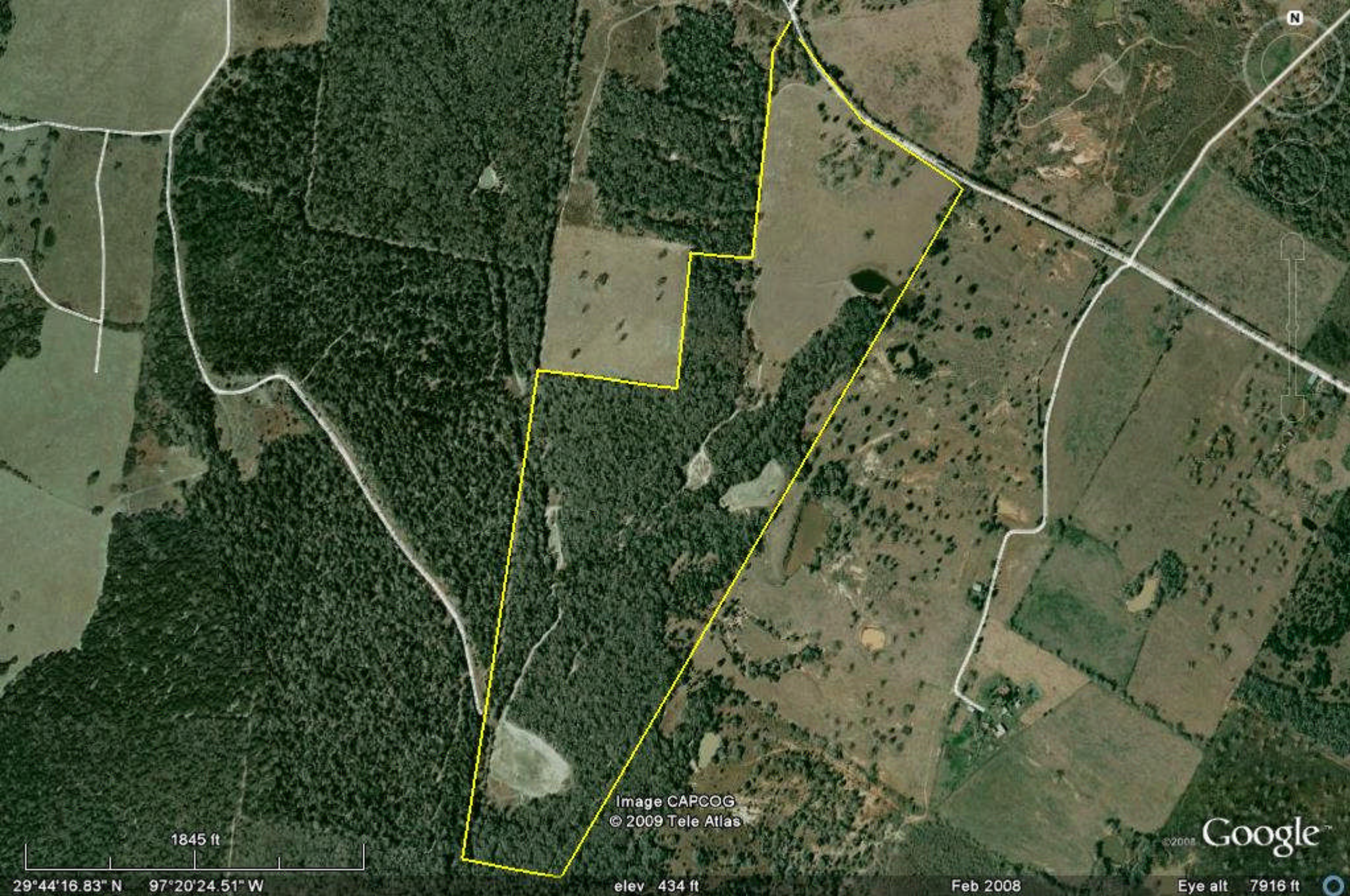
- (3) N 05 degrees 01 minutes 56 seconds E 851.56 feet to a 60d nail set in a 8" Cedar fence corner post found for an exterior corner this tract.
- (4) S 78 degrees 54 minutes 46 seconds E 360.71 feet to a 60d nail set in a 8" Cedar fence corner post found for an ell corner this tract.
- (5) N 04 degrees 51 minutes 56 seconds E 954.76 feet to a 60d nail set in a 8" Cedar fence corner post found for an exterior corner this tract.
- (6) S 79 degrees 11 minutes 04 seconds E 16.47 feet to a 60d nail set in a 8" Cedar fence corner post found for an interior corner this tract.
- (7) N 06 degrees 26 minutes 41 seconds E 252.03 feet to a 60d nail set in a 8" Cedar fence post found for an angle point this tract.
- (8) N 25 degrees 12 minutes 57 seconds E 91.75 feet to a 60d nail set in a 8" Cedar fence post found for an angle point this tract.
- (9) N 34 degrees 00 minutes 00 seconds E 126.70 feet to a point in the SW line of County Road #444 and the NE line of the said 179.303 acre tract and in the East corner of the said 65.368 acre tract for the North corner this tract and from which point a 60d nail set in a 8" Cedar fence corner post bears S 33 degrees 59 minutes 59 seconds W 1.37 feet.

THENCE with the fenced SW line of County Road #444 and the fenced NE line of the said 179.303 acre tract for the following five (5) courses:

- (1) S 24 degrees 23 minutes 59 seconds E 260.26 feet to a 6" Cedar fence post found for an angle point,
- (2) S 38 degrees 43 minutes 24 seconds E 88.73 feet to a 6" Cedar fence post found for an angle point,
- (3) S 38 degrees 23 minutes 44 seconds E 311.32 feet to a 6" Cedar fence post found for an angle point,
- (4) S 42 degrees 45 minutes 12 seconds E 98.87 feet to a 6" Cedar fence post found for an angle point,
- (5) S 60 degrees 38 minutes 05 seconds E 656.37 feet to the place of beginning containing **113.936** of land more or less.

I hereby certify, that the foregoing field notes are a true and correct description of a survey made under my direct supervision on March 15, 2006 and further revised on December 5, 2006. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.

Jerry L. Hinkle, R.P.L.S. #5459



N

Image CAPCOG
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1845 ft

elev 434 ft

Feb 2008

Eye alt 7916 ft

29°44'16.83" N 97°20'24.51" W