



13300 Old Blanco Rd #301  
San Antonio, TX 78216  
(210)369-9509

BORROWER/OWNER: GREAT DIVIDE REALTY AND DEVELOPMENT  
ADDRESS: APPLEWHITE RD  
CITY, STATE, ZIP: SAN ANTONIO, TX 78264  
TITLE COMPANY: TEXAS HERITAGE SERVICES I, LTD.  
GF NUMBER: 17-0407



LEGAL DESCRIPTION

A 95.128 ACRE TRACT OF LAND OUT OF THE CON. EL PASO IRR. AND MFG. SURVEY NO. 4, ABSTRACT NO. 169, COUNTY BLOCK 4187 AND THE CON. EL PASO IRR. AND MFG. SURVEY NO. 3, ABSTRACT NO. 168, COUNTY BLOCK NO. 4188, BEXAR COUNTY, TEXAS, BEING ALL OF THAT SAME 95.164 ACRE TRACT OF LAND CONVEYED TO JOHN C. GAYLE, III BY DEED RECORDED IN VOLUME 18306, PAGE 1742 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (SEE ATTACHED DESCRIPTION)

LINE	BEARING	DISTANCE
L1	S 89°36'17" W	340.07'
L2	S 89°40'53" W	676.34'
L3	S 89°42'24" W	210.31'
L4	S 89°33'25" W	418.14'
L5	S 89°44'29" W	544.69'
L6	S 00°38'18" W	86.05'

LINE	BEARING	DISTANCE
L1	S 89°26'52" W	340.89'
L2	S 89°27'15" W	676.04'
L3	S 89°27'41" W	210.46'
L4	S 89°21'04" W	417.94'
L5	S 89°31'06" W	544.65'
L6	S 00°10'45" E	86.52'

NATHAN LEE RIGGS AND  
MIKEN JUNE RIGGS  
93.695 AC.  
VOL. 17798, PG. 2376  
O.P.R.R.P.R.B.C.T.

(N 90°00'00" E 2201.54')  
N 89°46'38" E 2201.05'

OAK ISLAND  
INVESTMENTS, LLC  
344.099 AC.  
VOL. 13662, PG. 2489  
O.P.R.B.C.T.

95.128 Acres  
(CALLED 95.164 Acres)  
4,143,777 Sq. Feet  
(VACANT)

SAND MINING OF TEXAS, LLC  
4044.93 AC.  
VOL. 18672, PG. 2031  
O.P.R.B.C.T.



SCALE  
1" = 400'

APPLEWHITE ROAD  
86' R.O.W

LEGEND

- BOUNDARY
- BUILDING SET-BACK
- EASEMENTS
- MISC-CONCRETE
- ADJOINER
- WIRE FENCE
- FOUND IRON ROD
- FENCE POST
- RECORD INFORMATION
- EDGE OF ROAD
- FOUND IRON PIPE

NOTES

- ALL FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
  - THIS IS A VACANT PARCEL OF LAND BUT THERE ARE SEVERAL TRAILS AND DIRT ROADS THAT CROSS THIS PROPERTY.
- ITEM NO. 1, SCHEDULE B, HAS BEEN DELETED IN ITS ENTIRETY.
- B-10) NO RESTRICTION LISTED UNDER SCHEDULE B-10.

This survey is hereby accepted with all encroachments, overlaps, conflicts, and discrepancies in improvements, boundary lines, and/or land area.

X  
X

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ACCORDING TO FEMA MAP NO.48029C0710F WITH AN EFFECTIVE DATE OF FEBRUARY 16, 1996 AND A REVISION DATE OF SEPTEMBER 29, 2010, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

I, Caesar A. Garcia, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.



CAESAR A. GARCIA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5904

CJ

DATE: 02/09/18

JOB NO. 180204150

FIELD: J.L.

BOUNDARY: J.S.

DRAWN: S.B.

REVIEW: C.G.

REVISION DATE: ---

TEXAS FIRM #10194244