

LEGEND / ABBREVIATIONS

FENCES
BARB WIRE FENCE
WOOD
ELECTRIC
BOX
STORM SEWER
MANHOLE
WATER
METER
GAS
METER

(CALLED 2,034.67 ACRES)
JDB TURNER CREST LLC
DEED NO. 118325
O.P.R.C.C.T.

(CALLED 41.85 ACRES)
DONALD L. NELLE
VOL. 307, PG. 546
O.P.R.C.C.T.

S 42°20'26" E 1269.67'

GRAPHIC SCALE



(IN FEET)

1 inch = 600 ft.



(CALLED 425.95 ACRES)
HERBERT RICHARDS CONRADS
VOL. 90, PG. 891
O.P.R.C.C.T.

NAIL WITH WASHER FOUND
IN WOOD FENCE CORNER POST
NAIL WITH WASHER FOUND
IN WOOD FENCE CORNER POST

FENCE CORNER

S 47°52'51" W

867.08'

(CALLED 53.29 ACRES)
CONCEPCION CRUZ
VOL. 415, PG. 667
O.P.R.C.C.T.

FENCE POST

L3

FENCE POST

S 47°52'51" W

1316.37'

(CALLED 16.44 ACRES)
WILLIAM THOMAS BOHN
DEED NO. 2015-006288
O.P.R.C.C.T.

S 48°19'39" W

1583.92'

(CALLED 18.76 ACRES)
WILLIAM THOMAS BOHN
DEED NO. 2015-006288
O.P.R.C.C.T.

FENCE POST

LINE	BEARING	DISTANCE
L1	S 45°07'10" E	40.04'
L2	N 63°55'35" E	13.76'
L3	S 47°43'39" W	444.64'
L4	N 58°20'51" W	192.67'
L5	S 30°44'25" W	16.24'
L6	N 62°24'20" W	292.32'
L7	N 29°35'27" E	39.87'

(CALLED 42.464 ACRES)
TOWN OF MARTINDALE
VOL. 3, PG. 113
O.P.R.C.C.T.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5804.38'	228.13'	228.12'	N 59°45'02" W

FENCE POST

S 47°48'21" W

1165.98'

(CALLED 16.6 ACRES)
SHARON PETERS LLC
DEED NO. 2015-002213
O.P.R.C.C.T.

BOUNDARY AND IMPROVEMENT SURVEY
OF
167.09 ACRES
SITUATED IN THE
S.B. MORRISON LEAGUE
AND THE
HECTOR McNEAL LEAGUE
CALDWELL COUNTY, TEXAS



500 NORTH LOOP 1604 EAST, SUITE 200
SAN ANTONIO, TX 78232
FIRM NO. 10193814
PHONE: (318) 226-0100

NOTES

1. BEARINGS AND DISTANCES ARE FROM GPS OBSERVATIONS PERFORMED ON 06-21-2019.

2. THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17 UNITED STATES CODE SECTION 101 AND 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE RECIPIENTS NAMES AND NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, WHICH SHALL TAKE PLACE WITHIN THIRTY (30) DAYS FROM THE DATE ADJACENT TO THE SIGNATURE LINE HEREIN.

3. Flood Statement: I have examined the Federal Emergency Management Agency's Flood Insurance Rate Map for Caldwell County, Texas, Map Number 48055C0225E, effective date of June 19, 2012. A portion of this tract is located in Zone "A", which is an area inside the 100-year flood plain with no base flood elevation determined. The remaining portion of this tract is in Zone "X", which is an area determined to be outside the 0.2% annual chance floodplain. Warning: if this site is not within an identified Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.



To:
Title Company: Old Republic National
Title Insurance Company and Corridor
Title LLC
GF No: 19-1303-C
Proposed Borrower: Berges Investment
Group

P.O.B.)

ALUM. CAP FOUND

N 60°11'10" W
645.79'

1/2 INCH IRON ROD SET WITH CAP

IRON ROD FOUND

CONC. MONUMENT FOUND

1/2 INCH IRON ROD SET WITH CAP

IRON ROD FOUND

1" IRON BAR FOUND

STATE HIGHWAY 80

(R.O.W. VARIES)

I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications.

Chris Walterscheidt
R.P.L.S. 6180
Date 06-24-2019

FIELD BY: LC
DRAWN BY: CJW
CHECKED BY: CJW
JOB NO. 19-1011

Being a 167.09 acre tract situated in the s. B. Morrison League and the Hector McNeal League, Caldwell County, Texas, being the same called 168.42 acre tract conveyed to Lawson Colwell and Gretchen Ann Schmid, Trustees of the Lawson Colwell Living Trust as recorded in Volume 500, Page 70 of the Official Public Records of Caldwell County, Texas and being more particularly described by metes and bounds as follows.

BEGINNING at a ½ inch iron rod with Alum. Cap found in the northeast right-of-way line of State Highway 80 (R.O.W. Varies), for the south corner of a called 425.95 acre tract conveyed to Herbert Richards Conrads in Volume 90, Page 891 of the Official Public Records of Caldwell County, Texas and for the west corner of the herein described tract;

THENCE along the southeast line of said 425.95 acre tract, North 47°50'24" East, a distance of 5,759.95 feet to a nail with washer found in a wood fence corner post in the southwest line of a called 2,034.67 acre tract conveyed to JDB Turner Crest, LLC in Deed Number 118325 of the Official Public Records of Caldwell County, Texas, for the east corner of said 425.95 acre tract and for the north corner of the herein described tract;

THENCE with the common line of said 2,034.67 acre tract and the herein described tract the following two (2) courses:

- 1) South 45°07'10" East, a distance of 40.04 feet to a nail with washer found in wood fence corner post,
- 2) North 63°55'25" East, a distance of 13.76 feet to a nail with washer found in wood fence corner post for the west corner of a called 41.85 acre tract conveyed to Donald L. Nelle in Volume 307, Page 546 of the Official Public Records of Caldwell County, Texas and for an interior corner of the herein described tract;

THENCE with the southwest line of said 41.85 acre tract, South 42°20'26" East, a distance of 1,269.67 feet to a fence corner for the north corner of a called 53.29 acre tract conveyed to Concepcion Cruz in Volume 415, Page 667 of the Official Public Records of Caldwell County, Texas and for the east corner of the herein described tract

THENCE the northwest line of said 53.29 acre tract the following two (2) courses:

- 1) South 47°52'51" West, a distance of 867.08 feet to a fence post,
- 2) South 47°43'39" West, a distance of 444.64 feet to a fence post found for the north corner of a called 16.44 acre tract conveyed to William Thomas Bohn in Deed Number 2015-006288 of the Official Public Records of Caldwell County, Texas, for the west corner of said 53.29 acre tract and for an pi in the southeast line of the herein described tract;

THENCE South 48°19'39" West, a distance of 1,316.37 feet to a fence post found for the west corner of a called 18.76 acre tract conveyed to William Thomas Bohn in Deed Number 2015-006288 of the Official Public Records of Caldwell County, Texas, for the north corner of a called 42.464 acre tract conveyed to Town of Martindale in Volume 3, Page 113 of the Official Public Records of Caldwell County, Texas and for a pi in the southeast line of the herein described tract;

THENCE with the northwest line of said 42.464 acre tract, South 48°00'31" West, a distance of 1,583.92 feet to a fence post found for the north corner of a called 16.6 acre tract conveyed to Sharon Peters, LLC in Deed Number 2015-002213 of the Official Public Records of Caldwell County, Texas, for the south corner of said 42.464 acre tract and for a pi in the southwest line of the herein described tract;

THENCE with the northwest line of said 16.6 acre tract, South 47°48'21" West, a distance of 1,165.98 feet to a 1 inch iron bar found in said northwest right-of-way line of State Highway 80, for the west corner of said 16.6 acre tract and for the south corner of the herein described tract;

THENCE with said northwest right-of-way line of State Highway 80 the following six (6) courses:

- 1) With a curve to the left having a radius of 5,804.38 feet and a chord of North 59°45'02" West, a distance of 228.12 feet to a concrete monument found,
- 2) North 58°20'51" West, a distance of 192.67 feet to a ½ inch iron rod found,
- 3) South 30°44'25" West, a distance of 16.24 feet to a ½ inch iron rod set with cap,
- 4) North 62°24'20" West, a distance of 292.32 feet to a ½ inch iron rod set with cap,
- 5) North 29°35'27" East, a distance of 39.87 feet to a ½ inch iron rod set with cap,
- 6) North 60°11'10" West, a distance of 645.79 feet to the **POINT OF BEGINNING** and containing 167.09 acres of land.

I certify that these metes and bounds and accompanying plat were made on the ground and correctly represents the facts found at the time of the survey and this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications.



Chris Walterscheidt, RPLS #6180

Date: 06-24-2019

