

**FIELD NOTES FOR A 11.35 ACRE TRACT OF LAND**

A **11.35 acre** tract of land, out of the B & G Fulcher Survey No. 19, Abstract 21, Guadalupe County, Texas, and being a portion of a called 216.669 acre tract of land as described in Document No. 2016016042, of the Official Public Records of Guadalupe County, Texas. Said **11.35 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the northwest right-of-way line of Scull Road, the southeast line of said 216.669 acre tract, and for the east corner of the tract described herein, from which a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the east corner of a called 216.718 acre tract described in Document No. 2017010156, of the Official Public Records of Guadalupe County, Texas, bears N 49° 16' 25" E, a distance of 7721.40 feet;

**THENCE:** S 49° 24' 28" W, with the common line of said Scull Road and said 216.669 acre tract, a distance of **866.17 feet**, to a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the south corner of the tract described herein, from which a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the south corner of said 216.669 acre tract, bears S 49° 24' 28" W, a distance of 875.47 feet;

**THENCE:** Departing said common line, over and across said 216.669 acre tract, the following three (3) courses:

1. N 40° 35' 32" W, a distance of **567.44 feet**, to a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the west corner of the tract described herein,
2. N 48° 59' 14" E, a distance of **866.20 feet**, to a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the north corner of the tract described herein,
3. S 40° 35' 32" E, a distance of **573.80 feet**, to the **POINT OF BEGINNING** and containing **11.35 acres** of land situated in Guadalupe County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document.

Job # 16-4097 11.35 Acres

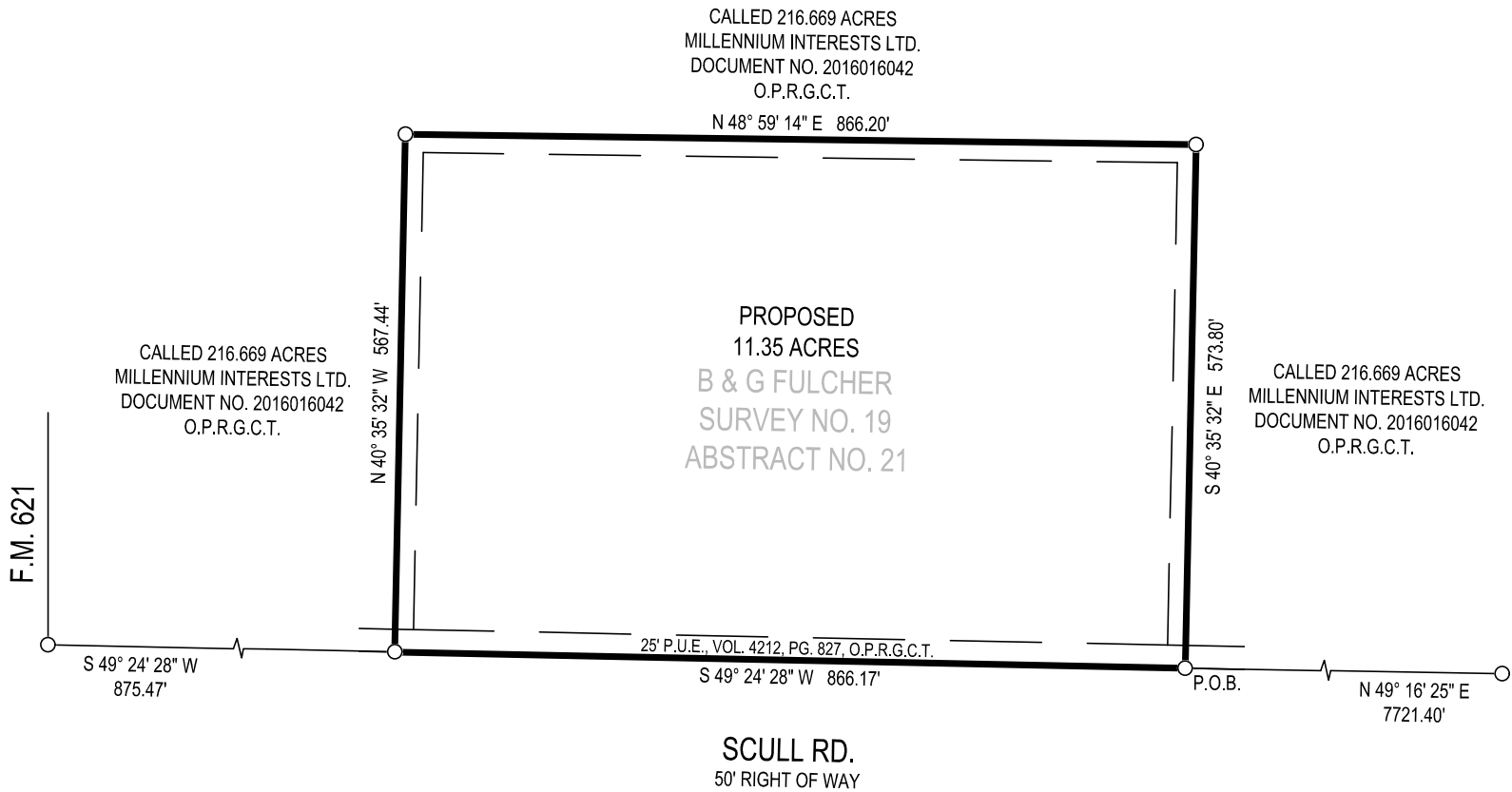
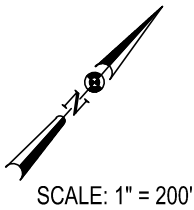
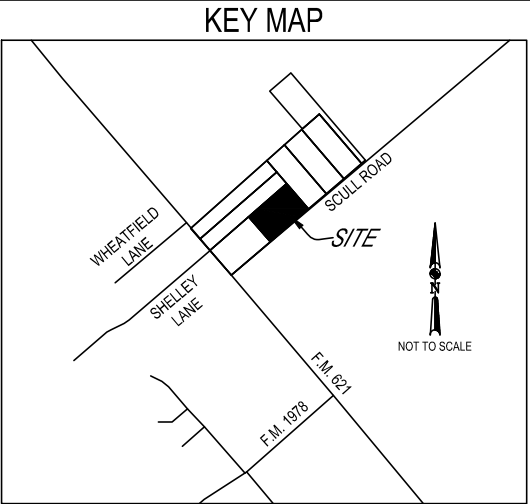
Date: September 29, 2020



NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. REFERENCED PROPERTY IS IN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "A" SHADED, NO BASE FLOOD ELEVATION, AS SCALED FROM FEMA FLOOD MAP 35 OF 480, COMMUNITY PANEL NO. 48187C0035F, DATED NOVEMBER 2, 2007.
3. THE TRACT SHOWN HEREON IS SUBJECT TO ALL GUADALUPE COUNTY ORDINANCES AND RESTRICTIONS.
4. A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.

EXHIBIT OF  
A 10.35 ACRE TRACT OF LAND LOCATED IN THE  
B & G FULCHER SURVEY NO. 19, ABSTRACT  
NO. 21, GUADALUPE COUNTY, TEXAS AND BEING  
A PORTION OF A CALLED 216.669 ACRE TRACT OF  
LAND OF RECORD IN DOCUMENT NO. 2016016042  
OF THE OFFICIAL PUBLIC RECORDS OF  
GUADALUPE COUNTY, TEXAS



LEGEND

P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
VOL.	VOLUME
PG.	PAGE
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS
○	SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP

**MATKINHOOVER**

HEADQUARTERS  
8 SPENCER ROAD SUITE 300  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0600 FAX: 830.249.0099

ENGINEERING  
& SURVEYING

3303 SHELL ROAD SUITE 3  
GEORGETOWN, TEXAS 78628  
OFFICE: 512.868.2244

GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347  
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000  
BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

SCOTT F. AMMONS DATE: SEPTEMBER 29, 2020  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6550  
SAMMONS@MATKINHOOVER.COM  
JOB NO. 16-4097