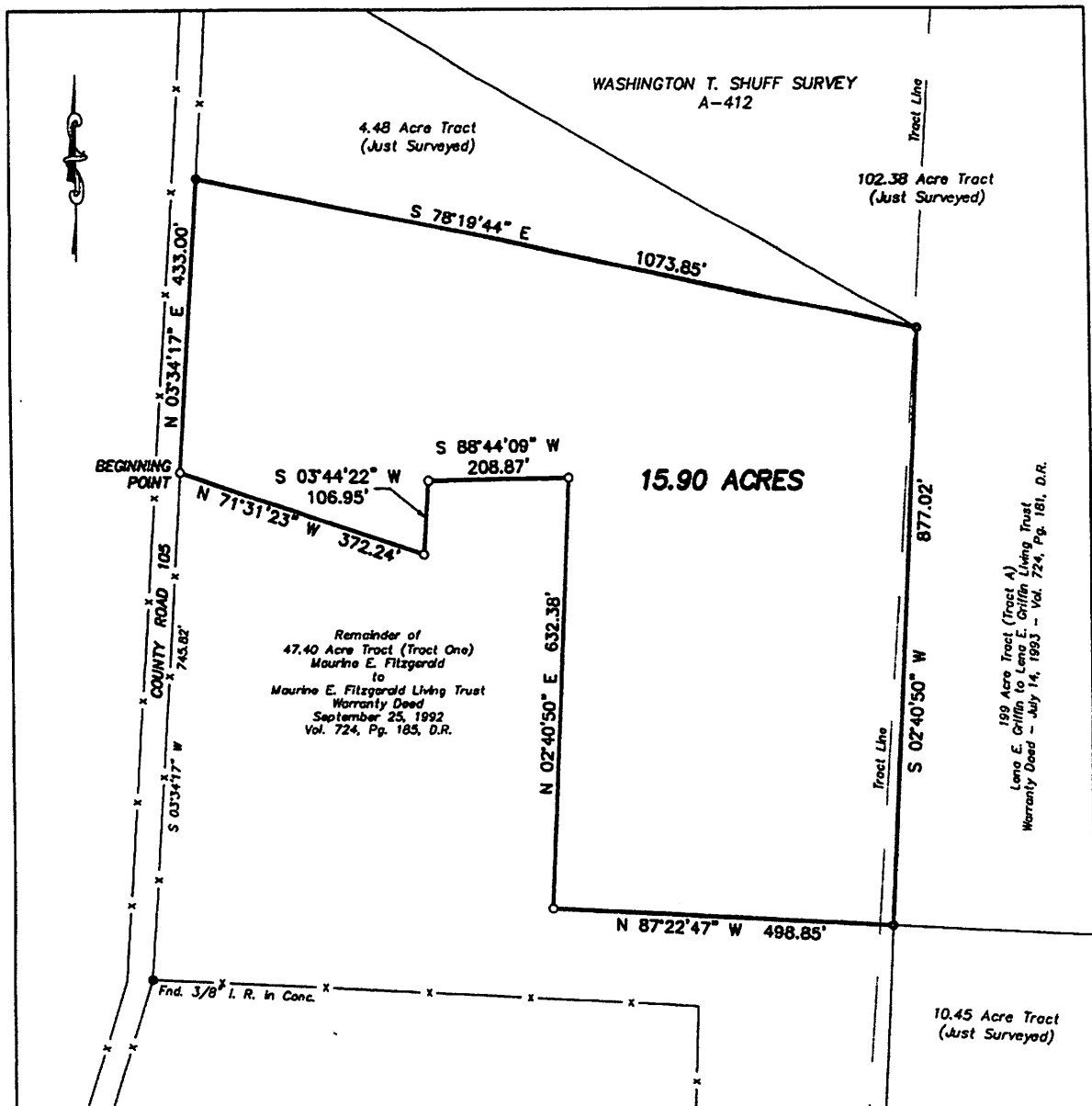




NOTES:

THERE MAY BE EXISTING PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING ANY EXCAVATIONS ON THIS PROPERTY.

THE SUBJECT PROPERTY APPEARS TO BE SITUATED WITHIN THE FLOOD ZONE AREA "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED ON THE FOLLOWING FLOOD INSURANCE RATE MAP: 48177C0350C, EFFECTIVE DATE: DECEMBER 3, 2010, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR GONZALES COUNTY, TEXAS. (SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF THE F.E.M.A. MAPS.)

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1927, SOUTH CENTRAL ZONE.

A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

O = SET 5/8" IRON ROD MARKED WITH A CAP STAMPED "RPLS 6198".

● = FOUND 5/8" IRON ROD MARKED WITH A CAP STAMPED "RPLS 6198", EXCEPT AS SHOWN OTHERWISE.

FND. = FOUND

I. R. = IRON ROD

CONC. = CONCRETE

D.R. = DEED RECORDS

PLAT SHOWING SURVEY OF A
15.90 ACRE TRACT
BEING PART OF A CALLED 47.40 ACRE TRACT
VOLUME 724, PAGE 185, DEED RECORDS
WASHINGTON T. SHUFF SURVEY, ABSTRACT 412
GONZALES COUNTY, TEXAS
SCALE 1" = 200'

I, Nathan J. Eby, Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey made under my direction, to the best of my knowledge and ability, this the 17th day of January, 2017.



FIRM REG. NO. 10193705
600 Second Street
P.O. Box 1284
Woodsboro, TX 78393
Phone 361-543-8161
Fax 361-288-8438



Nathan J. Eby
Registered Professional Land Surveyor
Registration No. 6198

Field notes of a 15.90 acre tract of land, more or less, being comprised of a portion of a called 47.40 acre tract (Tract One), conveyed from Maurine E. Fitzgerald to Maurine E. Fitzgerald Living Trust by Warranty Deed dated September 25, 1992, recorded in Volume 724, Page 185 of the Deed Records of Gonzales County, Texas, and a portion of a called 199 acre tract (Tract A) conveyed from Lena E. Griffin to Lena E. Griffin Living Trust by Warranty Deed dated July 14, 1993, recorded in Volume 724, Page 181 of said Deed Records;

Said 15.90 acre tract, which is comprised of a portion of the Washington T. Shuff Survey, Abstract 412, is situated in Gonzales County, approximately 13.5 miles west of the town of Gonzales and is described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod set in the eastern right-of-way line of County Road 105 (as presently fenced), and the northerly west line of said called 47.40 acre tract, for the westerly southwest corner of this tract, whence a 3/8" iron rod in concrete found at the northerly southwest corner of said called 47.40 acre tract, bears S 03° 34' 17" W, a distance of 745.82 ft.;

THENCE N 03° 34' 17" E along the westerly west line of this tract, the northerly west line of said called 47.40 acre tract and the eastern right-of-way line of said County Road 105, a distance of 433.00 ft. to a 5/8" iron rod (with cap stamped "RPLS 6198") found at the southwest corner of a 4.48 acre tract, just surveyed, for the northwest corner of this tract;

THENCE S 78° 19' 44" E along the north line of this tract, the south line of said 4.48 acre tract, crossing said called 47.40 acre tract and entering said called 199 acre tract, a distance of 1073.85 ft. to a 5/8" iron rod (with cap stamped "RPLS 6198") found at the southeast corner of said 4.48 acre tract and an interior corner of a 102.38 acre tract, just surveyed, for the northeast corner of this tract;

THENCE S 02° 40' 50" W over and across said 199 acre tract, along the east line of this tract, and the west line of said 102.38 acre tract, a distance of 877.02 ft. to a 5/8" iron rod (with cap stamped "RPLS 6198") found at the southwest corner of said 102.38 acre tract and the northwest corner of a 10.45 acre tract, just surveyed, for the easterly southeast corner of this tract;

THENCE N 87° 22' 47" W along the most easterly south line of this tract, exiting said called 199 acre tract and entering said called 47.40 acre tract, a distance of 498.85 ft. to a set 5/8" iron rod, for the easterly southwest corner of this tract;

THENCE N 02° 40' 50" E over and across said called 47.20 acre tract and along the easterly west line of this tract, a distance of 632.38 ft. to a set 5/8" iron rod, for an interior corner of this tract;

THENCE S 88° 44' 09" W continuing over and across said called 47.20 acre tract and along the interior south line of this tract, a distance of 208.87 ft. to a set 5/8" iron rod, for an interior corner of this tract;

THENCE S 03° 44' 22" W continuing over and across said called 47.20 acre tract and along the interior east line of this tract, a distance of 106.95 ft. to a set 5/8" iron rod, for the westerly southeast corner of this tract;

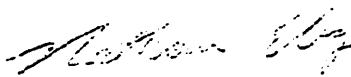
THENCE N 71° 31' 23" W continuing over and across said called 47.20 acre tract and along the most westerly south line of this tract, a distance of 372.24 ft. to the BEGINNING POINT, containing 15.90 acres, more or less.

Set 5/8" iron rods are marked with a cap stamped "RPLS 6198".

Bearings and distances in this description are based on the Texas State Plane Coordinate System, North American Datum of 1927, South Central Zone.

I, Nathan J. Eby, Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground, this the 17th day of January, 2017.




Registered Professional Land Surveyor
Texas Registration No. 6198

DG - 170133

A plat was prepared in conjunction with this description.

FILED AND RECORDED

Instrument Number: 21308593 V: 1373 P: 513

Filing and Recording Date: 05/18/2021 09:43:15 AM Pages: 5 Recording Fee: \$28.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Gonzales County,

A handwritten signature in black ink, reading "Lona Ackman", written over a horizontal line.

Lona Ackman, County Clerk
Gonzales County, Texas

***DO NOT DESTROY - Warning, this document is part of the
Official Public Record.***

Returned To:
TRAEGER & RICKS, PLLC
ATTN: STEVEN M. TRAEGER
245 SOUTH SEGUIN AVE.
NEW BRAUNFELS, TX 78130