

0.09 ACRES - DRIVEWAY AGREEMENT

LEGAL DESCRIPTION: Being 0.09 acre Driveway Agreement out of the S. & J. Arocha Grant, Abstract No. 1, Wilson County, Texas and also being out of that certain 67.00 acre tract described in Instrument No. 101396 of the Official Public Records of Wilson County, Texas; Said 0.09 acre Driveway Agreement being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in January, 2023:

BEGINNING at a 1/2 inch iron rod set in the southwest line of Farm to Market Highway No. 539 for the north corner of that certain 13.40 acre tract (Tract A) surveyed by: Intrepid Surveying & Engineering Corporation on September 07, 2022, the east corner of that certain 13.40 acre tract (Tract B) surveyed by: Intrepid Surveying & Engineering Corporation on September 07, 2022 and the east corner hereof and from which a 1/2 inch iron rod set in the southwest line of Farm to Market Highway No. 539 for the north corner of that certain 58.01 acre tract described in Volume 2071, Page 781 of said Official Public Records, the east corner of said 67.00 acre tract and the east corner of said 13.40 acre tract (Tract A) bears South 41°43'15" East a distance of 446.10 feet;

THENCE over and across said 67.00 acre tract, the following 3 courses:

1. South 47°52'48" West a distance of 50.00 feet along the northwest line of said 13.40 acre tract (Tract A) and the southeast line of said 13.40 acre tract (Tract B) to a point for the south corner hereof;
2. North 41°43'15" West a distance of 80.00 feet over and across said 13.40 acre tract (Tract B) and that certain 13.40 acre tract (Tract C) surveyed by: Intrepid Surveying & Engineering Corporation on September 07, 2022 to a point in the northwest line of said 13.40 acre tract (Tract C) and the southeast line of that certain 13.40 acre tract (Tract D) surveyed by: Intrepid Surveying & Engineering Corporation on September 07, 2022 for the west corner hereof;
3. North 47°52'48" East a distance of 50.00 feet along the northwest line of said 13.40 acre tract (Tract C) and the southeast line of said 13.40 acre tract (Tract D) to a 1/2 inch iron rod set in the southwest line of Farm to Market Highway No. 539 for the east corner of said 13.40 acre tract (Tract D), the north corner of said 13.40 acre tract (Tract C) and the north corner hereof;

THENCE South 41°43'15" East a distance of 80.00 feet along the southwest line of Farm to Market Highway No. 539 and the northeast lines of said 13.40 acre tract (Tract C) and said 13.40 acre tract (Tract B) to the **POINT OF BEGINNING** containing 0.09 acres more or less for a Driveway Agreement, and as shown hereon.

LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- FENCE
- BURIED PIPELINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND UTILITY LINE
- WATER LINE

- P.U.E. - PUBLIC UTILITY EASEMENT
- B.L. - BUILDING SETBACK LINE
- U.D.E. - UTILITY, DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT
- (BRG.-DIST.) RECORD CALL
- XXX/XXX VOLUME/PAGE
- W.C.P.R. - WILSON COUNTY PLAT RECORDS
- W.C.D.R. - WILSON COUNTY DEED RECORDS
- W.C.O.P.R. - WILSON COUNTY OFFICIAL PUBLIC RECORDS
- W.C.R.P.R. - WILSON COUNTY REAL PROPERTY RECORDS

FILE: 2023\BOUNDARY\WILSON\23-0074 293 FM 539 Shared Easement



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TBPLS #10193936 • TBPE #16550

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

REGISTERED PROFESSIONAL LAND SURVEYOR

01/25/2023

DATE

- POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 120D NAIL FOUND
- IRON PIPE FOUND
- NAIL SET
- 3/8" IRON ROD FOUND
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND
- AS MARKED
- A/C
- ELECTRIC METER
- TELEPHONE PEDESTAL
- SEPTIC
- GAS METER
- WATER WELL
- UTILITY POLE
- FIRE HYDRANT

SURVEY PLAT

S. & J. AROCHA GRANT
A-1

TRACT D
13.40 ACRES
SURVEYED BY: INTREPID SURVEYING & ENGINEERING CORP.
09/07/2022

(67.00 ACRES)
INSTR. NO. 101396 W.C.O.P.R.



TRACT C
13.40 ACRES
SURVEYED BY: INTREPID SURVEYING & ENGINEERING CORP.
09/07/2022

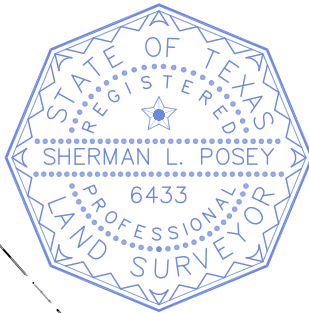
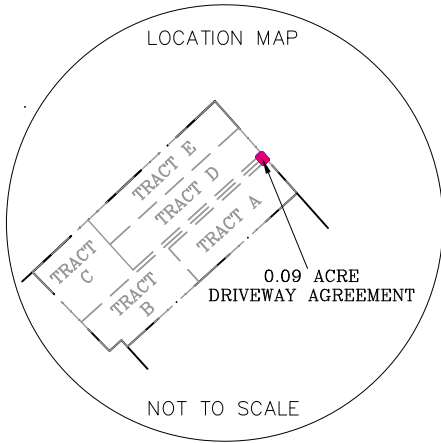
TRACT B
13.40 ACRES
SURVEYED BY: INTREPID SURVEYING & ENGINEERING CORP.
09/07/2022

FARM TO MARKET HIGHWAY NO. 539
N 47°52'48" E 50.00'
S 41°43'15" E 80.00'
N 41°43'15" W 80.00'
S 47°52'48" W 50.00'
0.09 ACRE DRIVEWAY AGREEMENT

BEGINNING

FROM WHICH A 1/2 INCH
IRON ROD SET BEARS
S41°43'15"E A DISTANCE
OF 446.10 FEET

TRACT A
13.40 ACRES
SURVEYED BY: INTREPID SURVEYING & ENGINEERING CORP.
09/07/2022



NOTE:
1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
3. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTREPID"

REFERENCE: JOSHUA JAMES KELLY
ADDRESS: FARM TO MARKER ROAD NO. 539
LEGAL DESCRIPTION: BEING A 0.09 ACRE DRIVEWAY AGREEMENT
OUT OF THE S. & J. AROCHA GRANT, ABSTRACT NO. 1 WITHIN
WILSON COUNTY, TEXAS.
JOB NO. 23-0074 REV. 0
DRAWN BY: ALC FIELD BOOK: IN FILE