

84.178 ACRES
(SEE SHEET 1)

318 EAST MORRIS STRE
YOAKUM, TX 77995
PHONE (361)293-2725
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GERALD RAY ANGLIN
60.64 ACRES
(VOL. 724,
PG. 893, O.R.)

60.64 ACRES
(VOL. 636,
PG. 688, O.R.)

ANDREW B. CULPEPPER, ET AL
966.365 ACRES
(EXHIBIT B, VOL. 587, PG. 358, D.R.)

POINT IN ELM CREEK FOR
CORNER, FROM WHICH A 5/8"
STEEL ROD WITH YELLOW
PLASTIC CAP STAMPED "P.
MATUSEK, RPLS #4518" SET
FOR REFERENCE BEARS
S28°11'12"W 24.95'

**ELM
CREEK**

ADJOINERS

- (C) PHILLIP M. STREETY, 39.919 ACRES,
(TRACT NO. 1, VOL. 590, PG. 201, D.R.)
- (D) PHILLIP M. STREETY, 39.919 ACRES,
(TRACT NO. 2, VOL. 590, PG. 201, D.R.)
- (E) CAROL RENEE PIERCE, ET AL, 39.919 ACRES,
(VOL. 967, PG. 749, O.R.)

BEVERLY JEAN MILLS
367.180 ACRES

MATCHLINE SHEET 1

MATCHLINE SHEET 2

PETER WINN LEAGUE
(A-464)

648.469 ACRES
(TRACT 1, VOL. 1077, PG. 431, O.R.)

JOAN FRANCES SMITH
441.714 ACRES

COURSES AND DISTANCES ALONG CENTER OF ELM CREEK

L1	N 76° 19' 06" W	110.16'
L2	N 79° 10' 14" W	66.10'
L3	S 85° 03' 01" W	38.36'
L4	S 74° 20' 24" W	45.22'
L5	S 87° 48' 27" W	44.62'
L6	N 79° 16' 03" W	43.77'
L7	N 68° 14' 23" W	35.61'
L8	N 76° 51' 34" W	95.05'
L9	N 74° 35' 29" W	54.50'
L10	N 74° 51' 08" W	52.94'
L11	N 16° 00' 25" W	18.68'
L12	N 71° 12' 59" W	32.17'
L13	S 76° 33' 27" W	39.69'
L14	S 70° 36' 11" W	36.02'
L15	S 85° 41' 36" W	43.09'
L16	N 80° 56' 48" W	46.88'
L17	S 87° 47' 59" W	35.50'
L18	N 82° 26' 47" W	76.11'
L19	N 70° 51' 28" W	55.15'
L20	N 61° 27' 18" W	45.96'
L21	N 77° 16' 31" W	55.73'
L22	N 88° 12' 08" W	48.39'
L23	N 78° 02' 14" W	46.53'
L24	S 86° 41' 46" W	42.03'
L25	S 61° 32' 24" W	21.96'
L26	S 78° 03' 38" W	24.36'
L27	N 56° 21' 52" W	66.69'
L28	N 51° 57' 30" W	60.28'
L29	N 48° 24' 52" W	82.02'
L30	N 50° 14' 25" W	77.86'

DAVID BURNETT
92.42 ACRES
(EXHIBIT "A", FIRST TRACT,
VOL. 1266, PG. 667, O.R.)

DICKEY RAY BURNETT
28 ACRES
(VOL. 1266, PG. 667, O.R.)

1. ○ SR = SET 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "P, MATUSEK, RPLS #4518"
2. ○ IR = FOUND 5/8" IRON ROD
3. ○ IRF = FOUND 3/4" IRON ROD
4. ○ IPF = FOUND 1" IRON PIPE
5. — × — × — EXISTING FENCE
6. — ———— FL ———— PROPERTY LINE
7. — ———— --- ———— PARENT TRACT LINE
8. — ———— - - - - - LEAGUE/COUNTY LINE
9. W.O.R. = WILSON COUNTY OFFICIAL PUBLIC RECORDS
10. G.O.R. = GONZALES COUNTY OFFICIAL RECORDS
11. G.D.R. = GONZALES COUNTY DEED RECORDS
12. THE BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83(2011) (TEXAS SOUTH CENTRAL ZONE 4204) AS DERIVED FROM GPS OBSERVATIONS.
13. THE UNIT MEASURE FOR ALL DISTANCES IS US SURVEY FEET.
14. THE DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00013.

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

Patrick Matusek

PATRICK MATUSEK
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4518,
STATE OF TEXAS
SURVEYED OCTOBER 29, 2021



SHEET 2 OF 2

SURVEY PLAT OF THE BEVERLY JEAN MILLS 367.180 ACRES AND JOAN FRANCES SMITH 441.714 ACRES OF LAND SITUATED APPROXIMATELY 20.6 MILES SOUTH-SOUTHWEST OF THE CITY OF GONZALES IN THE PETER WINN LEAGUE (ABSTRACT NO. 464) IN GONZALES COUNTY, TEXAS, SAID TRACTS BEING A PART OF THAT 648.469 ACRE TRACT, A PART OF THAT 200 ACRE TRACT, AND ALL OF THAT 33 AND 4.0 ACRE TRACTS DESCRIBED AS TRACTS 1, 3, 4, AND 5, RESPECTIVELY IN A CORRECTION GIFT DEED FROM JOYE MANFORD DAVIS TO BEVERLY JEAN MEISSNER AND JOAN FRANCES SMITH, EXECUTED JANUARY 25, 2012, RECORDED IN VOLUME 1077, PAGE 431 OF THE GONZALES COUNTY OFFICIAL RECORDS