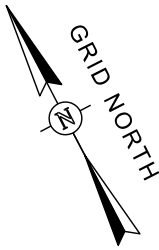
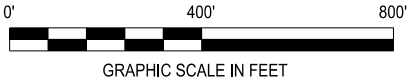


MEP MAVERICK ENGINEERING, INC.
318 EAST MORRIS STREET
YOAKUM, TX 77995
PHONE (361)293-2725
FAX (361)293-2176

FIRM NO. 100491-02



COURSES AND DISTANCES		
M1	S 30° 12' 39" E	216.14'
M2	N 01° 05' 05" W	199.53'
M3	N 13° 45' 26" E	225.14'
M4	N 61° 29' 28" W	22.69'
M5	S 30° 12' 39" E	207.20'

CURVE DATA	
	CURVE "D"
R	2,924.79'
Δ	20°30'00" LT.
LC	S19°57'39"E 1,040.90'
L	1,046.47'

200 ACRES
(TRACT 3, VOL. 1077, PG. 431, O.R.)

**PETER WINN LEAGUE
(A-464)**

**JACK COKER
187.30 ACRES
(VOL. 1094, PG. 607, O.R.)**

A PART OF 200 ACRES
(TRACT 3,
VOL. 1077, PG. 431, O.R.)

**BEVERLY JEAN MILLS
45.329 ACRES**

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

FARM-TO-MARKET HIGHWAY NO. 108

POINT FOR CORNER, FROM WHICH A 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "P. MATUSEK, RPLS #4518" SET FOR REFERENCE BEARS N30°12'39"W 50.07' AND A SECOND REFERENCE ROD BEARS S30°12'39"E 39.98'

POINT IN ROAD FOR CORNER, FROM WHICH A 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "P. MATUSEK, RPLS #4518" SET FOR REFERENCE BEARS N61°29'28"W 27.91'

POINT FOR CORNER, FROM WHICH A 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "P. MATUSEK, RPLS #4518" SET FOR REFERENCE BEARS N61°29'28"W 3.61'

FOUND 8" DIA. CEDAR FENCE CORNER, FROM WHICH A 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "P. MATUSEK, RPLS #4518" SET FOR REFERENCE BEARS S27°47'58"W 9.95'

POINT IN ROAD FOR CORNER, FROM WHICH A 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "P. MATUSEK, RPLS #4518" SET FOR REFERENCE BEARS S61°29'28"E 95.85'

**CHARLES CURTIS WHITE, ET UX
70 ACRES
(VOL. 959, PG. 183, O.R.)**

**FRANCISCO J. FRANCO
33.21 ACRES
(VOL. 1170, PG. 594, O.R.)**

**MONICA M. GARCIA AND
JOSEPH G. MALDONADO
33.21 ACRES
(VOL. 1341, PG. 377, O.R.)**

**JOAN FRANCES SMITH
47.683 ACRES**

39.531 ACRES
(TRACT 2,
VOL. 1077, PG. 431, O.R.)

**MOHRMANN REVOCABLE TRUST
282.76 ACRES
(VOL. 1321, PG. 209, O.R.)**

**H.P. ADAMS, ET UX
50 ACRES
(VOL. 348, PG. 29, D.R.)**

GENERAL NOTES

- SR = SET 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "P. MATUSEK, RPLS #4518"
- IRF = FOUND 1/2" IRON ROD
- IR = FOUND 3/4" IRON ROD
- ROCK = FOUND ROCK
- x—x— EXISTING FENCE
- P— PROPERTY LINE
- -- -- PARENT TRACT LINE
- D.R. = GONZALES COUNTY DEED RECORDS
O.R. = GONZALES COUNTY OFFICIAL RECORDS
- THE BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83(2011) (TEXAS SOUTH CENTRAL ZONE 4204) AS DERIVED FROM GPS OBSERVATIONS.
- 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



SURVEY PLAT OF THE BEVERLY JEAN MILLS 45.329 ACRES AND THE JOAN FRANCES SMITH 47.683 ACRES OF LAND SITUATED APPROXIMATELY 21 MILES SOUTH-SOUTHWEST OF THE CITY OF GONZALES IN THE PETER WINN LEAGUE (ABSTRACT NO. 464) IN GONZALES COUNTY, TEXAS, SAID TRACTS TOGETHER BEING A PART OF THAT 648.469 ACRE TRACT, ALL OF THAT CALLED 39.531 ACRE TRACT, AND A PART OF THAT 200 ACRE TRACT DESCRIBED AS TRACTS 1, 2, AND 3, 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