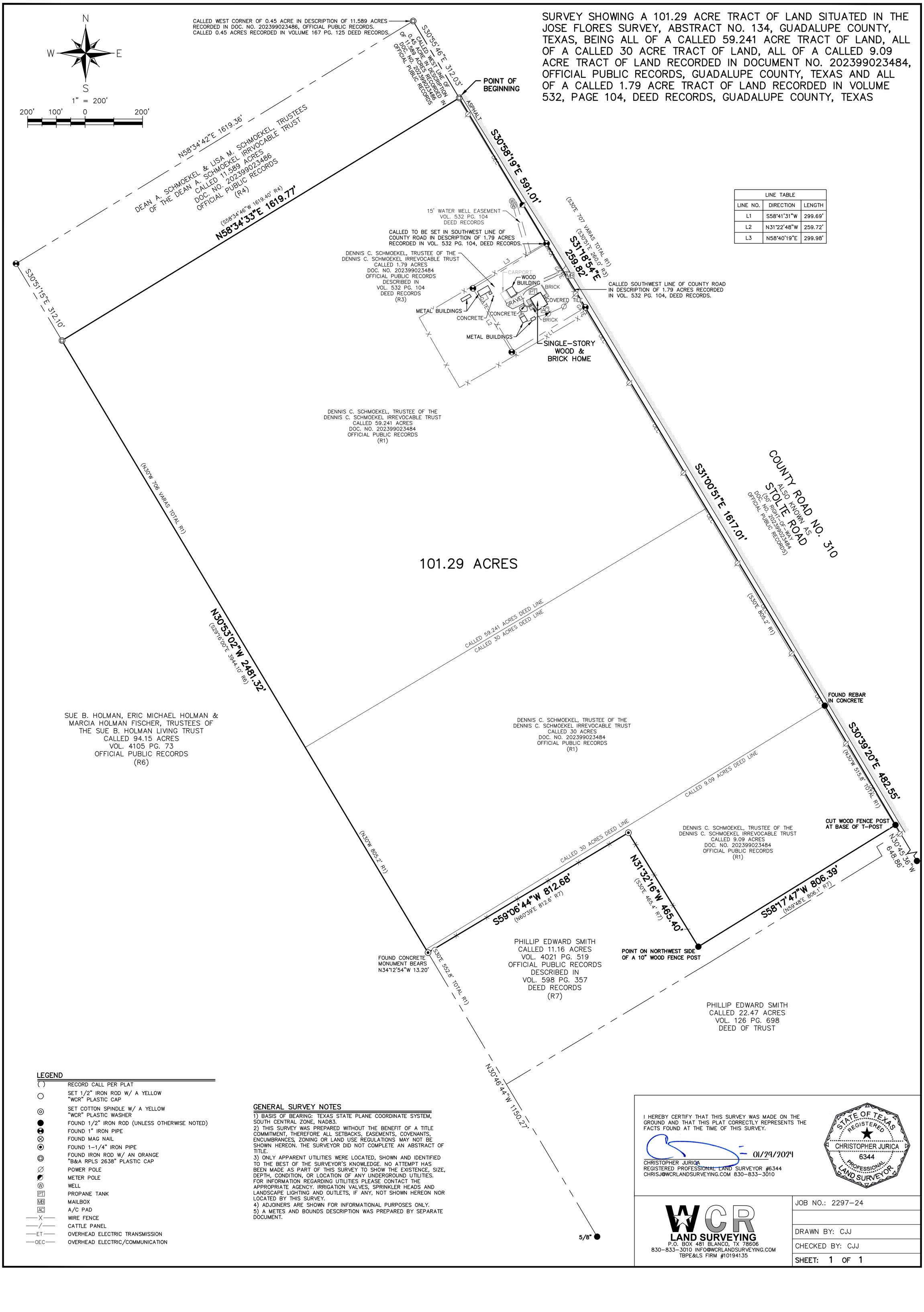
SURVEY SHOWING A 101.29 ACRE TRACT OF LAND SITUATED IN THE JOSE FLORES SURVEY, ABSTRACT NO. 134, GUADALUPE COUNTY, TEXAS, BEING ALL OF A CALLED 59.241 ACRE TRACT OF LAND, ALL OF A CALLED 30 ACRE TRACT OF LAND, ALL OF A CALLED 9.09 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 202399023484, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS AND ALL OF A CALLED 1.79 ACRE TRACT OF LAND RECORDED IN VOLUME 532, PAGE 104, DEED RECORDS, GUADALUPE COUNTY, TEXAS



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S58°41'31"W	299.69'
L2	N31°22'48"W	259.72'
L3	N58°40'19"E	299.98'

LEGEND

( )	RECORD CALL PER PLAT
○	SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
◎	SET COTTON SPINDLE W/ A YELLOW "WCR" PLASTIC WASHER
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
◓	FOUND 1" IRON PIPE
⊗	FOUND MAG NAIL
⊙	FOUND 1-1/4" IRON PIPE
▣	FOUND IRON ROD W/ AN ORANGE "B&A RPLS 2638" PLASTIC CAP
∅	POWER POLE
◪	METER POLE
Ⓦ	WELL
PT	PROPANE TANK
MB	MAILBOX
AC	A/C PAD
—X—	WIRE FENCE
—/—	CATTLE PANEL
—ET—	OVERHEAD ELECTRIC TRANSMISSION
—OEC—	OVERHEAD ELECTRIC/COMMUNICATION

GENERAL SURVEY NOTES

1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, COVENANTS, ENCUMBRANCES, ZONING OR LAND USE REGULATIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
3) ONLY APPARENT UTILITIES WERE LOCATED, SHOWN AND IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITIES. FOR INFORMATION REGARDING UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY. IRRIGATION VALVES, SPRINKLER HEADS AND LANDSCAPE LIGHTING AND OUTLETS, IF ANY, NOT SHOWN HEREON NOR LOCATED BY THIS SURVEY.
4) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
5) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

01/29/2024

CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEYOR #6344
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JOB NO.: 2297-24

DRAWN BY: CJJ

CHECKED BY: CJJ

SHEET: 1 OF 1