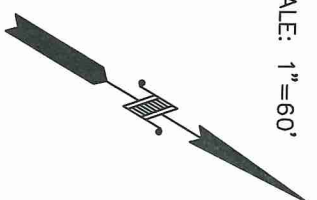
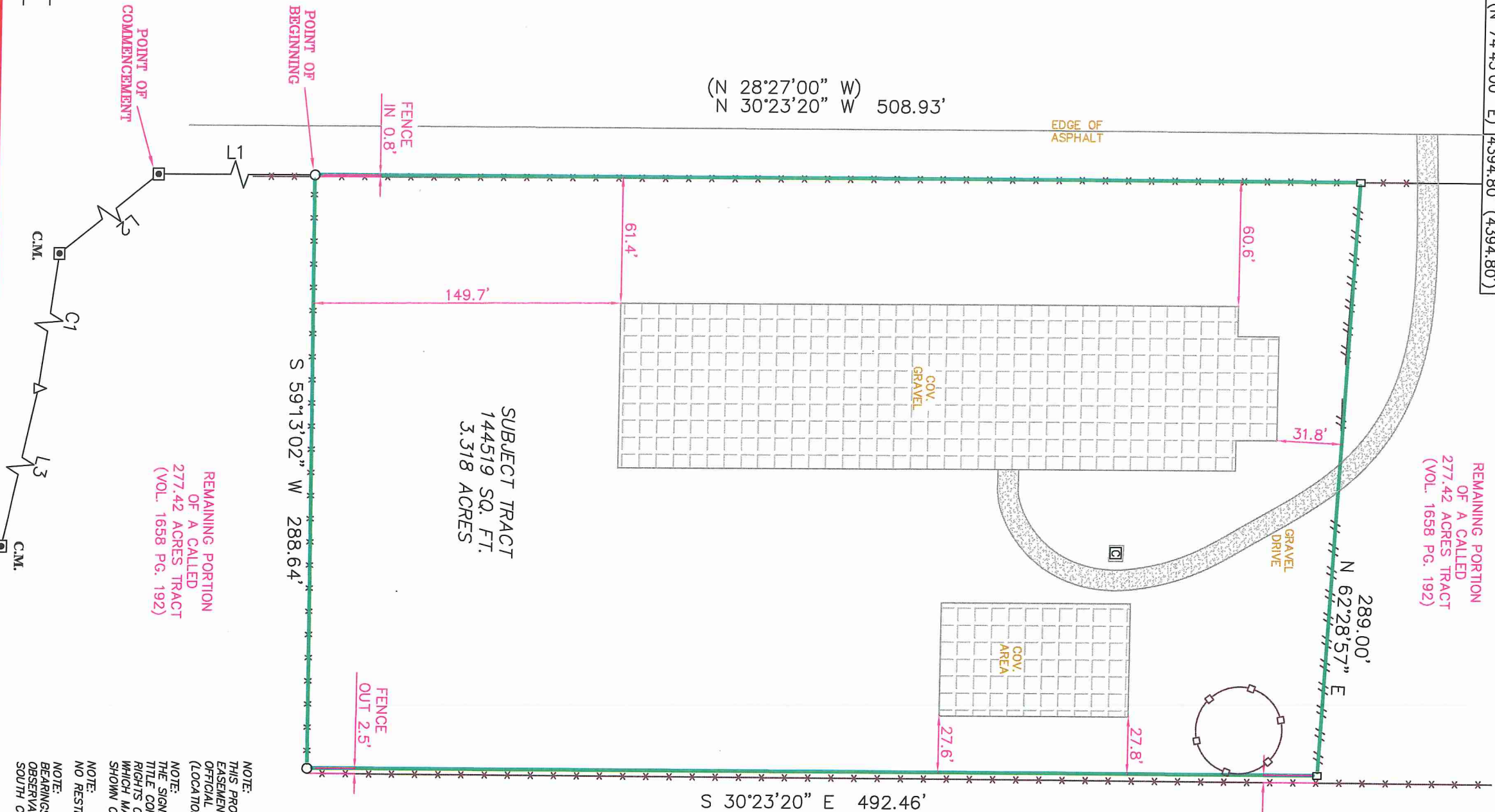


CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	9186.15'	181.28'	(182.11°)	181.28°
L1	N 30°23'20" W	(N 28°27'00" W)	1740.12'	
L2	N 69°39'34" W	(N 67°47'00" W)	153.47'	(154.20°)
L3	N 72°48'40" E	(N 74°45'00" E)	4394.80'	(4394.80°)

SCALE: 1"=60'



F.M. 465



(N 28°27'00" W)
N 30°23'20" W 508.93'

SUBJECT TRACT
144519 SQ. FT.
3.318 ACRES

REMAINING PORTION
OF A CALLED
TRACT
277.42 ACRES TRACT
(VOL. 1658 PG. 192)

REMAINING PORTION
OF A CALLED
TRACT
277.42 ACRES TRACT
(VOL. 1658 PG. 192)

NOTE:
THIS PROPERTY IS NOT SUBJECT TO A DRAINAGE EASEMENT RECORDED IN VOLUME 325, PAGE 610, DEED RECORDS, GUADALUPE COUNTY, TEXAS. (LOCATION UNDEFINED.)

NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND. BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.

Property Address:
0 F.M. 465

Property Description:
BEING 3.318 ACRES OF LAND, MORE OR LESS, SITUATED IN JAMES JACK SURVEY, ABSTRACT 198, GUADALUPE COUNTY, TEXAS, AND BEING OUT OF A CALLED 277.42 ACRES TRACT DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 1658, PAGE 192, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, SAID 3.318 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

Owner:
T.B.D.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

C.M.

C1

C.M.

C.M.



FIRM REGISTRATION NO.
10111700

Westar
Alamo

LAND SURVEYORS, L.L.C.
P.O. BOX 1645 BERNIE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

G.F. NO. N/A

DRAWN BY: CC

JOB NO. 99895

TITLE COMPANY: N/A

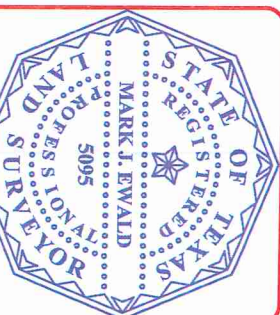
DATE: 08/25/2020

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

LEGEND

- △ = CALCULATED POINT
- () = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- = FIND TYPE I MONUMENT
- = FENCE POST AT CORNER
- = SET 1/2" IRON ROD CAPPED WALLS
- = METAL CORRAL POST
- = WIRE FENCE
- = WOOD FENCE
- = METAL FENCE

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48181C, Panel No. 0265F, which is Dated 11/02/2007. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or State or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.



METES AND BOUNDS

Being 3.318 acres of land, more or less, situated in James Jack Survey, Abstract 198, Guadalupe County, Texas, and being out of a called 277.42 acres Tract described in a Warranty Deed with Vendor's Lien recorded in Volume 1658, Page 192, Official Public Records, Guadalupe County, Texas, said 3.318 acres being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument found for the southwest corner of said 277.42 acres, same being on the intersection of the northeast Right-of-Way line of F.M. 465 and the northwest Right-of-Way line of IH-10 West and the **POINT OF COMMENCEMENT**;

THENCE along the northeast Right-of-Way line of said F.M. 465, North 30 degrees 23 minutes 20 seconds West (called North 28 degrees 27 minutes 00 seconds West), a distance of 740.12 feet to a 1/2 inch iron rod capped WALS set for the South corner of this 3.318 acres, same being the **POINT OF BEGINNING**;

THENCE continuing along the northeast right-of-way line of said F.M. 465, North 30 degrees 23 minutes 20 seconds West (called North 28 degrees 27 minutes 00 seconds West), a distance of 508.93 feet to the center of a vinyl fence post found for the West corner of this 3.318 acres;

THENCE across and severing said 277.42 acres tract the following courses and distances:

North 62 degrees 28 minutes 57 seconds East, a distance of 289.00 feet to the center of a vinyl fence post found for the North corner of this 3.318 acres;

South 30 degrees 23 minutes 20 seconds East, a distance of 492.46 feet to a 1/2 inch iron rod capped WALS set for the East corner of this 3.318 acres;

South 59 degrees 13 minutes 02 seconds West, a distance of 288.64 feet to the **POINT OF BEGINNING**, and containing 3.318 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
August 25, 2020

