

**G.P.S. GRID NORTH**

**LEGEND**

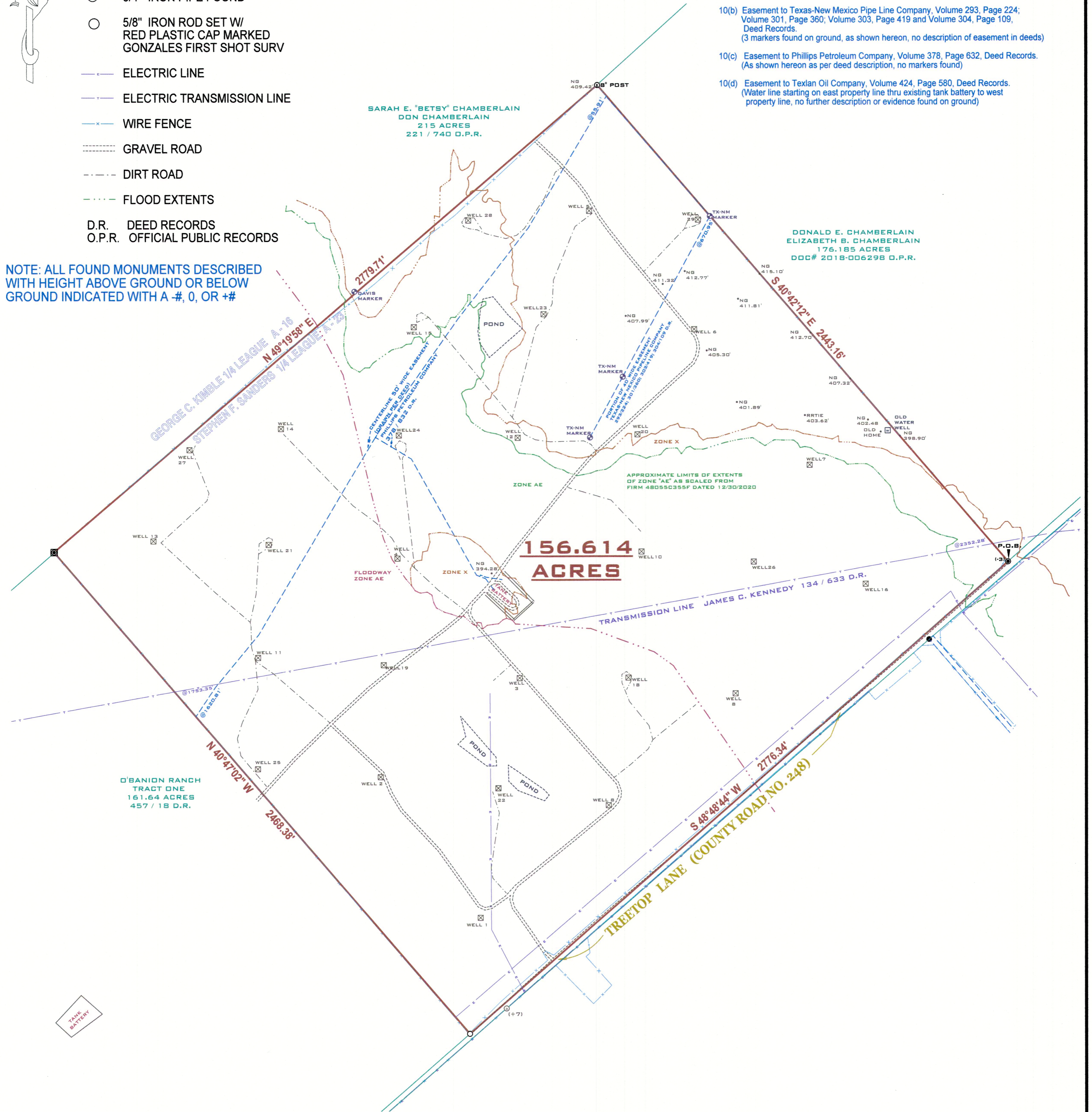
- ⊙ 1/2" IRON ROD FOUND IN CONCRETE
- 1/2" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- ⊙ 3/4" IRON PIPE FOUND
- 5/8" IRON ROD SET W/ RED PLASTIC CAP MARKED GONZALES FIRST SHOT SURV
- ELECTRIC LINE
- ELECTRIC TRANSMISSION LINE
- WIRE FENCE
- GRAVEL ROAD
- DIRT ROAD
- FLOOD EXTENTS
- D.R. DEED RECORDS
- O.P.R. OFFICIAL PUBLIC RECORDS

**STEPHEN F. SANDERS 1/4 LEAGUE  
ABSTRACT NO. 23  
CALDWELL COUNTY, TEXAS**

Subject to According to GF 2155262-LKH, dated April 4, 2022:

- 10(a) Easement to James C. Kennedy, Volume 134, Page 633, Deed Records. (As shown hereon)
- 10(b) Easement to Texas-New Mexico Pipe Line Company, Volume 293, Page 224; Volume 301, Page 360; Volume 303, Page 419 and Volume 304, Page 109, Deed Records. (3 markers found on ground, as shown hereon, no description of easement in deeds)
- 10(c) Easement to Phillips Petroleum Company, Volume 378, Page 632, Deed Records. (As shown hereon as per deed description, no markers found)
- 10(d) Easement to Tectan Oil Company, Volume 424, Page 580, Deed Records. (Water line starting on east property line thru existing tank battery to west property line, no further description or evidence found on ground)

NOTE: ALL FOUND MONUMENTS DESCRIBED WITH HEIGHT ABOVE GROUND OR BELOW GROUND INDICATED WITH A -#, 0, OR +#



PLAT SHOWING all that certain tract of 156.614 acres of land, more or less, lying and being situated in Caldwell County, Texas, being part of the Stephen F. Sanders 1/4 League, Abstract No. 23, more particularly being described in instrument dated May 20, 1955, executed by Ella Harris Greenwood to James Greenwood, Jr., et al., recorded in Volume 260, Page 556, of the Caldwell County Deed Records.

The undersigned does hereby certify that this survey was this day made OCTOBER 17, 2023, on the ground of the property, legally described hereon and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments, overlapping of improvements, easements or apparent rights-of-way, except as shown hereon, and said property has access to and from dedicated roadway, except as shown hereon.

SETH M. FULLILOVE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6397



GONZALES FIRST SHOT SURVEYING, L.L.C.  
409 St. GEORGE STREET  
GONZALES, TEXAS 78629  
830-672-6585 FIRM# 10172000

SCALE: 1" = 250'	DATE: 10/17/23	SIZE: 18x24
DRAWN: GAB	CHECKED:	JOB: S22-141