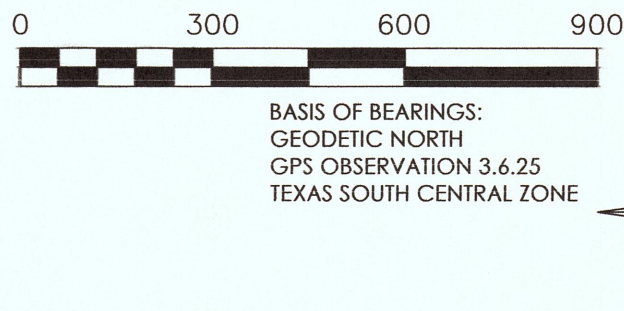


COORDINATE FILE: 30239.CRD
DRAWING FILE: 30239 98 AC FM466 GOSS.DWG
NOTES: 970-81
TECH/DATE: DDH 5-27-25
REVISED: DDH 7-11-25 (COMMITMENT)
REVISED: DDH 7-15-25 (ADDED POINTS ON LINE)
REVISED: DDH 7-17-25 (ADDED OLD RIVER LOCATION)
REVISED: DDH 7-23-25 (ADDED FENCE ACREAGES)
PROPERTY ID#: 54254 & 54255

POB POINT OF BEGINNING
○ TREE
○ POINT ALONG RIVER-NOTHING SET
RFB 1/2" REBAR FOUND (UNLESS NOTED OTHERWISE)
RBS 1/2" REBAR SET W/CAIP "B&A RPLS 288"
[] BEARINGS & DISTANCES OF RECORD
M.R. MAP RECORDS
-X- WIRE FENCE

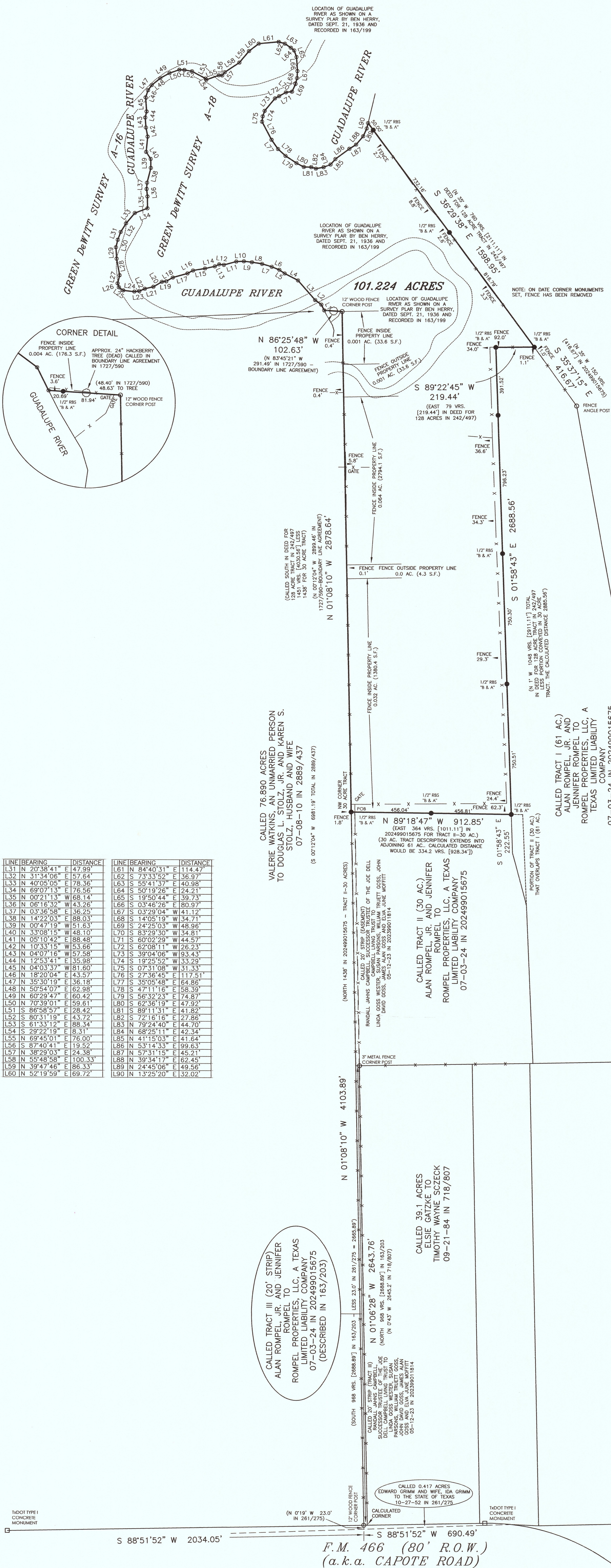


THE TRACT OF LAND SHOWN HEREON APPEARS TO BE SITUATED IN ZONE(S) AS & X AS SHOWN ON F&A.S.T. F&A.S.T. MAP NUMBER: 48187C03150 DATED: 09-27-24
REGARDLESS OF THE ZONE DESIGNATION, THIS IS NO GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD.

JOB: 30239-D-G

RESEARCH OF THE GUADALUPE COUNTY COURTHOUSE RECORDS ON 98 ACRES & 20' STRIP EASEMENT WAS PROVIDED BY: CHICKASO TITLE INSURANCE COMPANY
EFFECTIVE DATE: FEBRUARY 17, 2025 ISSUED: FEBRUARY 25, 2025
GHA 42146-0300112000000000

VOL. 144 PG. 274
VOL. 1722 PG. 590
DOC. #20209901814
DOC. #20209901290
DOC. #20209901408
DOC. #20209901443
DOC. #20209901442
PIPELINE EASEMENT - APPLIES - NOT DESCRIBED - BLANKET ACCESS
BOUNDARY LINE AGREEMENT - APPLIES - SHOWN HEREON
ACCESS EASEMENT - APPLIES - SHOWN HEREON
OYEC EASEMENT - APPLIES - BLANKET - BLANKET ACCESS
OYEC EASEMENT - APPLIES - BLANKET - BLANKET ACCESS
OYEC EASEMENT - APPLIES - BLANKET - BLANKET ACCESS
OYEC EASEMENT - APPLIES - BLANKET - BLANKET ACCESS



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 26°32'46"	W 37.05'	L31	N 20°38'41"	E 47.99'	L61	N 84°40'31"	E 114.47'
L2	N 53°10'01"	W 44.05'	L32	N 31°34'08"	E 57.64'	L62	S 73°33'52"	E 36.97'
L3	N 41°03'56"	W 149.05'	L33	N 40°08'08"	E 78.36'	L63	S 55°41'37"	E 40.98'
L4	N 62°15'52"	W 85.57'	L34	N 69°07'13"	E 76.56'	L64	S 50°19'26"	E 24.21'
L5	N 55°30'53"	W 37.14'	L35	N 00°21'13"	W 68.14'	L65	S 19°50'44"	E 39.73'
L6	N 67°31'49"	W 46.31'	L36	N 06°18'32"	W 43.26'	L66	S 03°46'26"	E 80.97'
L7	N 73°24'59"	W 57.90'	L37	N 03°36'58"	E 36.25'	L67	S 03°29'04"	W 41.12'
L8	N 80°51'55"	W 59.46'	L38	N 14°22'03"	E 88.03'	L68	S 14°05'19"	W 34.71'
L9	N 83°51'04"	W 45.71'	L39	N 00°47'19"	W 51.63'	L69	S 24°25'03"	W 48.98'
L10	S 87°48'29"	W 43.08'	L40	N 33°08'15"	W 48.15'	L70	S 83°29'30"	W 34.81'
L11	S 74°00'45"	W 73.53'	L41	N 05°10'42"	E 88.48'	L71	S 60°02'29"	W 44.57'
L12	N 84°04'37"	W 27.30'	L42	N 10°33'15"	W 53.66'	L72	S 62°08'11"	W 26.23'
L13	S 64°34'53"	W 26.88'	L43	N 04°07'16"	W 57.58'	L73	S 39°04'08"	W 93.43'
L14	S 77°20'11"	W 67.33'	L44	N 12°53'41"	E 35.98'	L74	S 19°25'52"	W 33.29'
L15	S 80°19'14"	W 69.67'	L45	N 04°03'37"	W 81.60'	L75	S 07°31'08"	W 31.33'
L16	S 61°47'17"	W 36.19'	L46	N 18°20'04"	E 43.57'	L76	S 27°36'45"	E 117.51'
L17	S 74°00'02"	W 86.27'	L47	N 35°30'19"	E 36.18'	L77	S 35°05'48"	E 64.86'
L18	S 59°45'56"	W 44.01'	L48	N 50°54'07"	E 62.98'	L78	S 47°11'16"	E 58.39'
L19	S 83°13'00"	W 24.72'	L49	N 60°29'47"	E 60.42'	L79	S 56°32'23"	E 74.87'
L20	S 59°30'12"	W 56.65'	L50	N 70°39'01"	E 59.61'	L80	S 62°36'19"	E 47.92'
L21	S 76°40'22"	W 50.15'	L51	S 86°58'57"	E 28.42'	L81	S 89°11'31"	E 41.82'
L22	S 66°11'19"	W 34.42'	L52	S 80°31'19"	E 43.72'	L82	S 72°16'16"	E 27.86'
L23	S 84°09'13"	W 28.46'	L53	S 61°33'12"	E 88.34'	L83	N 79°24'40"	E 44.70'
L24	N 83°43'54"	W 63.72'	L54	S 29°22'19"	E 8.31'	L84	N 68°25'11"	E 42.34'
L25	N 54°00'47"	W 30.62'	L55	N 69°45'01"	E 76.00'	L85	N 41°15'03"	E 41.64'
L26	N 17°46'12"	W 23.68'	L56	S 87°40'41"	E 119.52'	L86	N 53°14'33"	E 99.63'
L27	N 13°55'16"	E 48.40'	L57	N 38°29'03"	E 24.38'	L87	N 57°31'15"	E 45.21'
L28	N 10°22'41"	W 96.75'	L58	N 55°48'58"	E 100.33'	L88	N 39°34'17"	E 62.45'
L29	N 04°01'44"	W 66.31'	L59	N 39°47'46"	E 86.33'	L89	N 24°45'06"	E 49.56'
L30	N 13°53'37"	E 44.34'	L60	N 52°19'59"	E 69.72'	L90	N 13°25'20"	E 32.02'

IMPROVEMENTS NOT SHOWN
I HEREBY CERTIFY TO THE FOLLOWING:
THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION. EXCEPT AS SHOWN, THERE ARE NO PROJECTIONS, INTRUSIONS OR VISIBLE EASEMENTS AFFECTING THIS PROPERTY. CORRESPONDING FIELD NOTES PREPARED THIS DATE.
TRANSACTION: BOUNDARY SURVEY
DATE OF SURVEY: APRIL 17, 2025
DATE CORNERS SET: MAY 15, 2025
KEN L. REININGER R.P.L.S. 2633



BETTERSWORTH & ASSOCIATES, INC.
111 EAST MOUNTAIN STREET, SEGUIN, TEXAS 78155
PH: 830.379.5552 E-MAIL: ken@bettersworthassoc.com
ENGINEERING FIRM NO. F-11721 SURVEYING FIRM NO. F-1010000

TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS 1917 S. INTERSTATE 35 AUSTIN, TX 78741-3702 PH: 512-440-7723

101.224 ACRES
GREEN DEWITT SURVEY, A-18
GUADALUPE COUNTY, TEXAS

BEING THAT CERTAIN TRACT CALLED "ABS. 18 SUR. GREEN DEWITT. 97.0000 AC. GUADALUPE COUNTY, TEXAS" IN DEED FROM LINDA GOSS WESTER, INDEPENDENT EXECUTOR OF THE ESTATE OF ELVA JUNE MOFFITT, DECEASED TO LINDA GOSS WESTER, SUSAN PARSONS; WILLIAM TRUETT GOSS; JOHN DAVID GOSS; JAMES ALAN GOSS, CHILDREN OF ELVA JUNE MOFFITT ON 07-11-13 IN 4111/571. LEGAL DESCRIPTION IN DEED DOES NOT INCLUDE A 1.00 ACRE TRACT UNDER A DIFFERENT APPRAISAL DISTRICT ACCOUNT NUMBER. THE HEREON SHOWN SURVEY BEING THAT CERTAIN TRACT CALLED 98 ACRES IN 1438/320 AND BEING DESCRIBED AS A 128 AC. TRACT, LESS A 30 AC. TRACT DESCRIBED IN 242/497

ADDRESS: 10485 F.M. 466
JOB: 30239-D-G