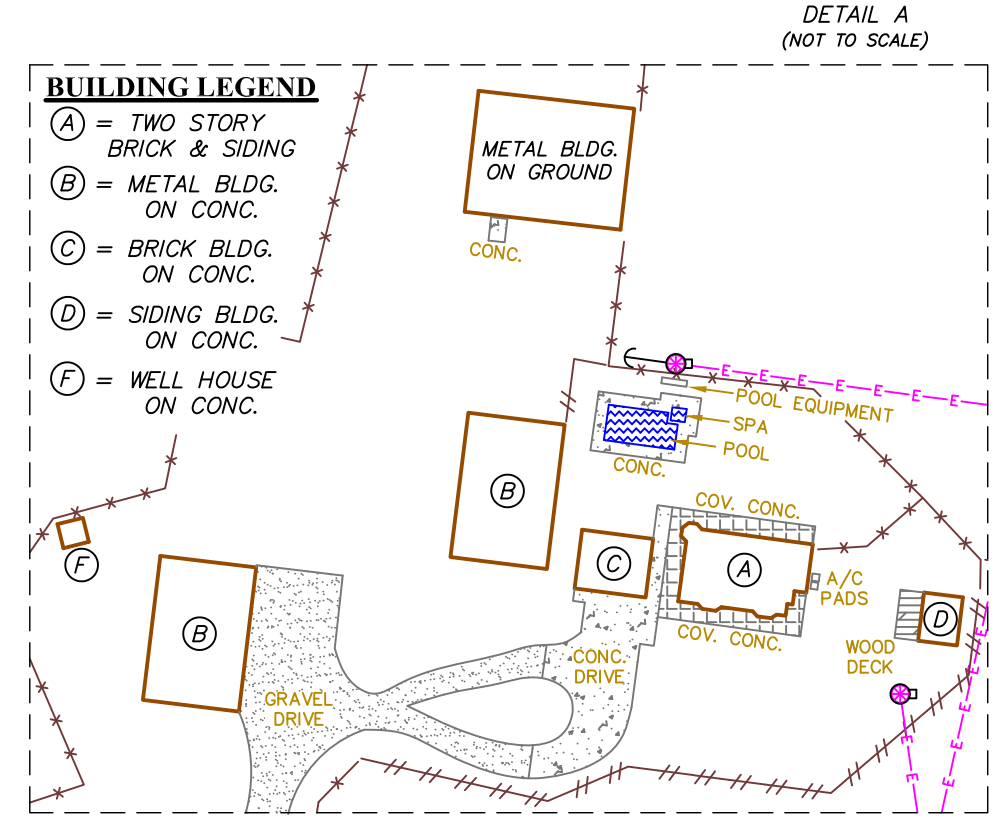
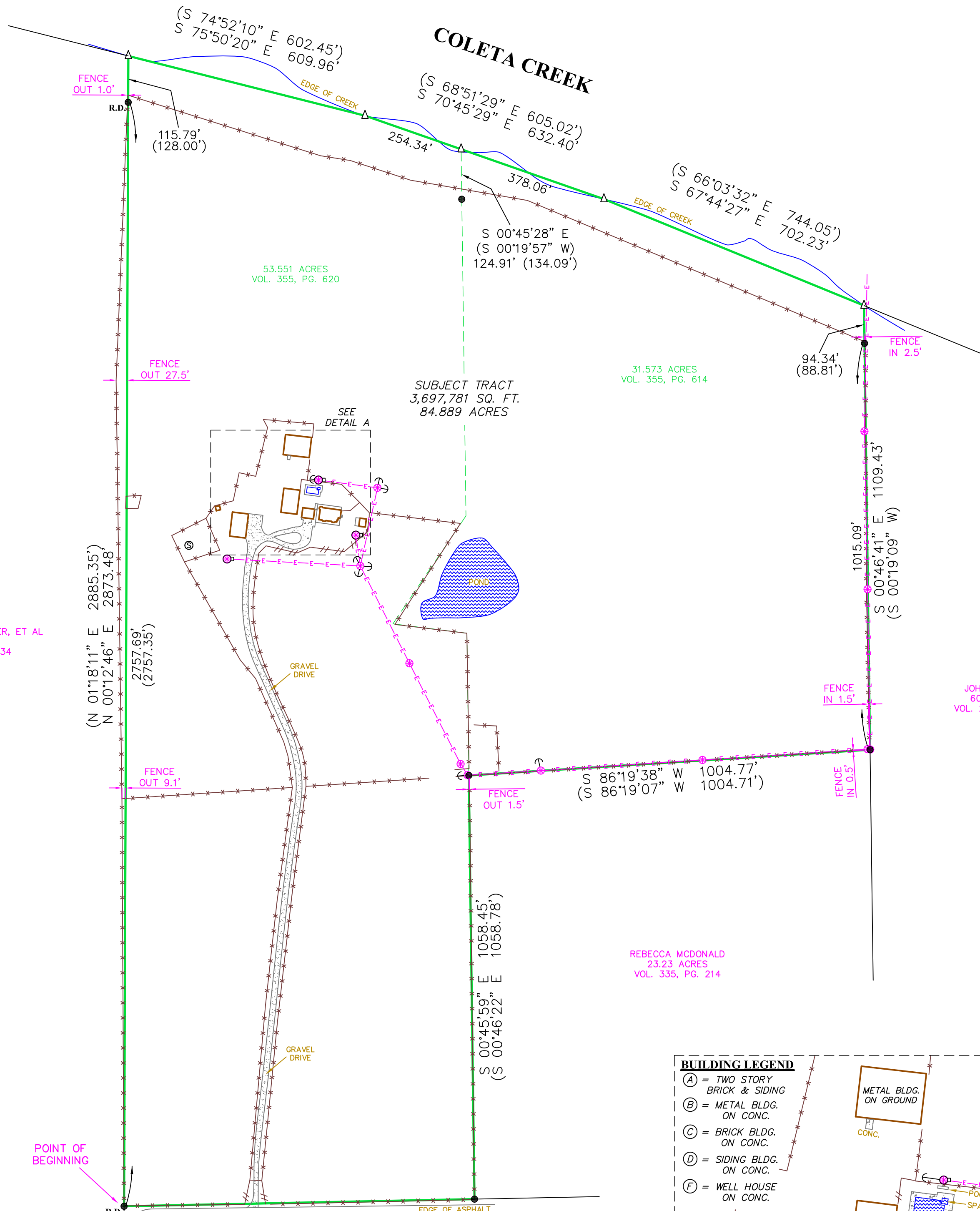
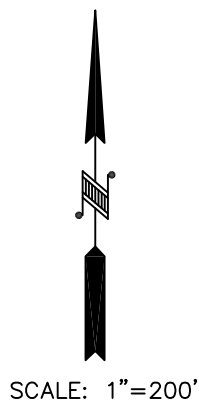


FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48179C, Panel No. 0150 B & 175 B, which is dated 10/19/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X & A. 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>.



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.

NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.

FIRM REGISTRATION NO. 10111700

**Westar Alamo**  
LAND SURVEYORS, LLC.  
P.O. BOX 1645 BOERNE, TEXAS 78006  
PHONE (210) 372-9500 FAX (210) 372-9999

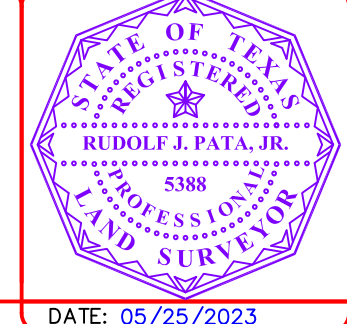
**LEGEND**

- CALCULATED POINT
- FOUND 5/8" IRON ROD
- RECORD INFORMATION
- RECORD DIGNITY MONUMENT
- POWER POLE
- POWER POLE W/METER
- GUY WIRE
- OVERHEAD ELECTRIC
- SEPTIC AREA
- WIRE FENCE
- WOOD FENCE

**Property Address:**  
2626 HENCERLING RD.

**Property Description:**  
BEING 84.889 ACRES OF LAND, MORE OR LESS, SITUATED IN THE JAMES O'NEAL SURVEY, ABSTRACT 224, GOJJAD COUNTY, TEXAS, AND CONSISTING OF THAT 53.551 ACRES DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 355, PAGE 620, AND THAT 31.573 ACRES DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 355, PAGE 614, BOTH SAID DOCUMENTS BEING OF THE OFFICIAL PUBLIC RECORDS, GOJJAD COUNTY, TEXAS; SAID 84.889 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

**Owner:**  
T.B.D.



I, RUDOLF J. PATA, JR., Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

*Rudolf J. Pata, Jr.*

RUDOLF J. PATA, JR.  
Registered Professional Land Surveyor  
Texas Registration No. 5388

## METES AND BOUNDS

Being 84.889 acres of land, more or less, situated in the James O'Neal Survey, Abstract 224, Goliad County, Texas, and consisting of that 53.551 acres described in the Special Warranty Deed recorded in Volume 355, Page 620, and that 31.573 acres described in a Special Warranty Deed recorded in Volume 355, Page 614, both said documents being of the Official Public Records, Goliad County, Texas; said 84.889 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch iron rod found for the southwest corner of this 84.889 acres and said 53.551 acres, same being the northwest corner of Hencering Road and on the East boundary line of the William J. Atzenhoffer, et al, 94.0 acres (Volume 460, Page 434), same also being the **POINT OF BEGINNING**;

**THENCE** along the line common to this 84.889 acres and said Atzenhoffer 94.0 acres, North 00 degrees 12 minutes 46 seconds East (called North 01 degrees 18 minutes 11 seconds East), at a distance of 2757.69 feet (called 2757.35 feet) pass a 5/8-inch iron rod found for witness, continuing for a total distance of 2873.48 feet (called 2885.35 feet) to a point for the northwest corner of this 84.889 acres on the South bank of Coleta Creek;

**THENCE** along the South bank of said Coleta Creek, the following courses and distances:

South 75 degrees 50 minutes 20 seconds East (called South 74 degrees 52 minutes 10 seconds East), a distance of 609.96 feet (called 602.45 feet) to a point;

South 70 degrees 45 minutes 29 seconds East (called South 68 degrees 51 minutes 29 seconds East), at a distance of 254.34 feet pass a point, from which a 5/8-inch iron rod found for witness bears South 00 degrees 45 minutes 28 seconds East (called South 00 degrees 19 minutes 57 seconds West), a distance of 124.91 feet (called 134.09 feet), continuing for a total distance of 632.40 feet (called 605.02 feet) to a point;

South 67 degrees 44 minutes 27 seconds East (called South 66 degrees 03 minutes 32 seconds East), a distance of 702.23 feet (called 744.05 feet) to a point for the northeast corner of this 84.889 acres and said 31.573 acres, same being the northwest corner of the John B. Duke, 60.5 acres (Volume 292, Page 487);

**THENCE** along the line common to this 84.889 acres and said Duke 60.5 acres, South 00 degrees 46 minutes 41 seconds East (called South 00 degrees 19 minutes 09 seconds West), at a distance of 94.34 feet (called 88.81 feet) pass a 5/8-inch iron rod found for witness, continuing for a total distance of 1109.43 feet to a 5/8-inch iron rod found for the most easterly corner of this 84.889 acres, same being the northeast corner of the Rebecca McDonald, 23.23 acres (Volume 335, Page 214);

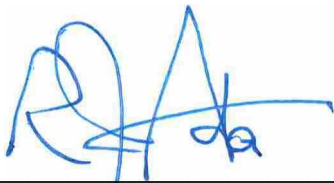
**THENCE** along the line common to this 84.889 acres and said McDonald 23.23 acres, the following courses and distances:

South 86 degrees 19 minutes 38 seconds West (called South 86 degrees 19 minutes 07 seconds West), a distance of 1004.77 feet (called 1004.71 feet) to a 5/8-inch iron rod found for a reentrant corner of this 84.889 acres, same being the northwest corner of said McDonald 23.23 acres;

South 00 degrees 45 minutes 59 seconds East (called South 00 degrees 46 minutes 22 seconds East), a distance of 1058.45 feet (called 1058.78 feet) to a 5/8-inch iron rod found for the southeast corner of this 84.889 acres, same being the southwest corner of said McDonald 23.23 acres and on the North Right-of-Way of said Hencering Road;

**THENCE** with the North Right-of-Way of said Hencering Road, South 88 degrees 50 minutes 14 seconds West (called South 90 degrees 00 minutes 00 seconds West), a distance of 875.77 feet (called 875.75 feet) to the **POINT OF BEGINNING** and containing 84.889 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.**



Rudolf J. Pata, Jr.  
Registered Professional Land Surveyor  
Texas Registration No. 5388  
May 25, 2023

