
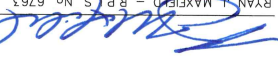
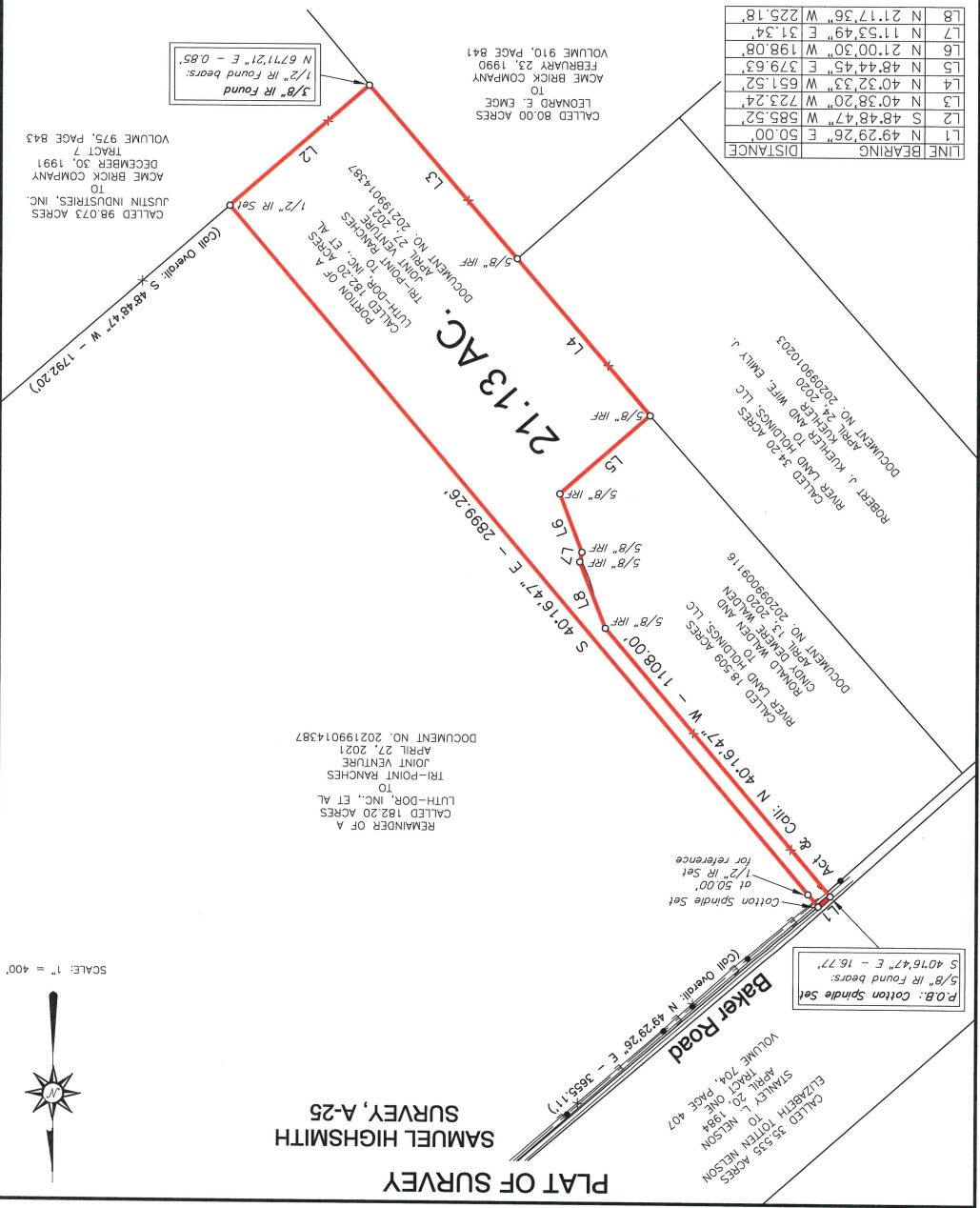


PLAT OF SURVEY SAMUEL HIGSMITH SURVEY, A-25 21.13 ACRES LOCATED IN THE GUADALUPE COUNTY, TEXAS		POWER POLE CONCRETE MON. FOUND IRON ROD FOUND IRF Powerline Bordered Wire Fence — x — — t — — — —
FILE NO.: TRACT A.D.W.C. JOB NO. 2280 DATE: 06-04-2021 SURVEYED BY: SM REF: CHANAN SCALE: 1" = 400' DRAWN BY: SJ	RYAN J. MAXFIELD - R.P.S. No. 6763  	

T.B.P.E.L.S. Firm Registration No. 10194118
 159 W. Main, Van, TX 75790 - Phone: (903) 963-2333
PROFESSIONAL SURVEYING & MAPPING
JDS SURVEYING, INC.
 WWW.JDSSURVEYING.COM

I, Ryan J. Maxfield, do hereby state that this plat represents a survey made on the ground under my supervision during the month of March, 2021. GIVEN UNDER MY HAND & SEAL, this the 4th day of June, 2021.
 The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX South Central Zone - NAD 83)

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
 NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.
 NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT, UNLESS OTHERWISE NOTED.
 NOTE: "O" DENOTES 1/2" IRON ROD SET W/BLUE CAP STAMPED "JDS 10194118".



LINE	BEARING	DISTANCE
L1	N 49°29'26" E	50.00'
L2	S 48°48'47" W	585.52'
L3	N 40°38'20" W	723.24'
L4	N 40°32'53" W	651.52'
L5	N 48°44'45" E	379.63'
L6	N 21°00'30" W	198.08'
L7	N 11°53'49" E	31.34'
L8	N 21°17'36" W	225.18'

SCALE: 1" = 400'


DocuSign Envelope ID: 36CC43C9-1620-4006-AC3F-B66B44E502D2

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21.13 ACRES

All that certain lot, tract or parcel of land located within the Samuel Highsmith Survey, Abstract No. 25 of Guadalupe County, Texas and being a portion of a called 182.20 acre tract as described in a deed from Luth-Dor, Inc., et al to Tri-Point Ranches Joint Venture, dated April 27, 2021 and recorded in Document No. 202199014387 of the Official Records of Guadalupe County, Texas, and this 21.13 acre tract being more fully described as follows:

BEGINNING at a Cotton Spindle Set in Baker Road, at the most northerly Northwest corner of said 182.20 acre tract, from which a 5/8" Iron Rod Found at the North corner of a called 18.509 acre tract as described in a deed from River Land Holdings, LLC to Ronald Walden and Cindy Demere Walden, dated April 13, 2020 and recorded in Document No. 202099009116 bears South 40 deg. 16 min. 47 sec. East, a distance of 16.77 feet;

THENCE North 49 deg. 29 min. 26 sec. East, with said Baker Road and the Northwest line of said 182.20 acre tract, a distance of 50.00 feet to a Cotton Spindle Set for corner;

THENCE South 40 deg. 16 min. 47 sec. East, across said 182.20 acre tract, a distance of 2,899.26 feet to a 1/2" Iron Rod with a blue cap stamped "JDS 10194118" Set (henceforth referred to as 1/2" Iron Rod Set) for corner in the common line of said 182.20 acre tract and a called 98.073 acre tract, described as Tract 7 in a deed from Justin Industries, Inc. to Acme Brick Company, dated December 30, 1991 and recorded in Volume 975, Page 843;

THENCE South 48 deg. 48 min. 47 sec. West, with the common line of said 182.20 acre tract and said 98.073 acre tract, a distance of 585.52 feet to a 3/8" Iron Rod Found in the Northeast line of a called 80.00 acre tract as described in a deed from Leonard E. Emge to Acme Brick Company, dated February 23, 1990 and recorded in Volume 910, Page 841, at the West common corner of said 182.20 acre tract and said 98.073 acre tract, from which a 1/2" Iron Rod Found bears North 67 deg. 11 min. 21 sec. East, a distance of 0.85 of a foot;

THENCE North 40 deg. 38 min. 20 sec. West, with the common line of said 182.20 acre tract and said 80.00 acre tract, a distance of 723.24 feet to a 5/8" Iron Rod Found at the common corner of said 80.00 acre tract and a called 34.20 acre tract as described in a deed from River Land Holdings, LLC to Robert J. Kuehler and wife, Emily J. Kuehler, dated April 24, 2020 and recorded in Document No. 202099010203;

THENCE North 40 deg. 32 min. 33 sec. West, with the common line of said 182.20 acre tract and said 34.20 acre tract, a distance of 651.52 feet to a 5/8" Iron Rod Found in the Northeast line of said 34.20 acre tract, at the most southerly common corner of said 182.20 acre tract and said 18.509 acre tract;

THENCE with the common line of said 182.20 acre tract and said 18.509 acre tract, the following five (5) courses and distances:

North 48 deg. 44 min. 45 sec. East, a distance of 379.63 feet to a 5/8" Iron Rod Found;

North 21 deg. 00 min. 30 sec. West, a distance of 198.08 feet to a 5/8" Iron Rod Found;

North 11 deg. 53 min. 49 sec. East, a distance of 31.34 feet to a 5/8" Iron Rod
Found;
North 21 deg. 17 min. 36 sec. West, a distance of 225.18 feet to a 5/8" Iron
Rod Found;
North 40 deg. 16 min. 47 sec. West, a distance of 1,108.00 feet to the POINT
OF BEGINNING AND CONTAINING 21.13 ACRES OF LAND, MORE OR
LESS.

See Map No. 2280-Tract A prepared in conjunction with these field notes. The
bearings hereon were oriented to agree with Grid North and were derived by the
use of G.P.S. equipment. (TX South Central Zone - NAD 83). I, Ryan J. Maxfield,
do hereby state that the field notes hereon were prepared from a survey made on
the ground under my supervision during the month of March, 2021.

GIVEN UNDER MY HAND & SEAL, this the 4th day of June, 2021.



Ryan J. Maxfield
Ryan J. Maxfield
Registered Professional Land Surveyor
State of Texas No. 6763