

PLAT OF SURVEY

CALLLED 40.007 ACRES
ELIZABETH TOTTEN NELSON
TO
STANLEY L. NELSON
APRIL 20, 1984
TRACT II
VOLUME 704, PAGE 407

CALLLED 35.535 ACRES
ELIZABETH TOTTEN NELSON
TO
STANLEY L. NELSON
APRIL 20, 1984
TRACT ONE
VOLUME 704, PAGE 407

P.O.B.: Cotton Spindle Set
5/8" IR Found bears:
S 48°14'59" W - 774.29'

SAMUEL HIGHSMITH SURVEY, A-25

17.00 AC.

REMAINDER OF A
CALLLED 182.20 ACRES
LUTH-DOR, INC., ET AL
TO
TRI-POINT RANCHES
JOINT VENTURE
APRIL 27, 2021
DOCUMENT NO. 202199014387

CALLLED 30.9137 ACRES
KENNETH G. PRINCE AND WIFE,
CAROL A LOVE
TO
ROBERT WESLEY MOHLER AND
WIFE, KALI TAYLOR MOHLER
MARCH 24, 2017
TRACT I
DOCUMENT NO. 2017006935

REMAINDER OF A
CALLLED 182.20 ACRES
LUTH-DOR, INC., ET AL
TO
TRI-POINT RANCHES
JOINT VENTURE
APRIL 27, 2021
DOCUMENT NO. 202199014387

CALLLED 18.509 ACRES
RIVER LAND HOLDINGS, LLC
TO
RONALD WALDEN AND
CINDY DEMERE WALDEN
APRIL 13, 2020
DOCUMENT NO. 202099009116

S 40°10'08" E - 1811.60'
N 40°10'06" W - 1811.98'

PORTION OF A
CALLLED 182.20 ACRES
LUTH-DOR, INC., ET AL TO TRI-POINT RANCHES
JOINT VENTURE
APRIL 27, 2021
DOCUMENT NO. 202199014387

1/2" IR Set
1/2" IR Found bears:
N 35°52'15" E - 213.63'

LINE	BEARING	DISTANCE
L1	N 49°29'26" E	264.47'
L2	S 49°24'24" W	264.47'

NOTE: "O" DENOTES 1/2" IRON ROD SET
W/BLUE CAP STAMPED "JDS 10194118"
UNLESS OTHERWISE NOTED.

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

NOTE: NO ATTEMPT WAS MADE TO LOCATE
UNDERGROUND PIPELINES OR UTILITIES.

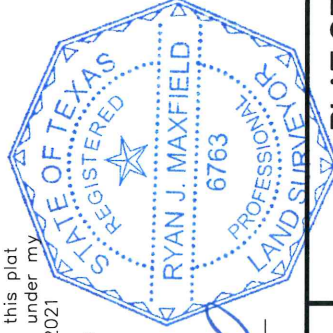
NOTE: THIS SURVEY WAS COMPLETED WITHOUT
THE BENEFIT OF AN ABSTRACT OF TITLE.
THERE MAY BE EASEMENTS OR OTHER MATTERS
OF RECORD NOT SHOWN.



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 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 22nd day of June, 2021.



Ryan J. Maxfield
RYAN J. MAXFIELD - R.P.L.S. No. 6763

LEGEND

- Barbed Wire Fence — x —
- Powerline — E —
- IRF —
- CMF —
- IRON ROD FOUND
- CONCRETE MON. FOUND
- POWER POLE ●

PLAT OF SURVEY
11.00 ACRES LOCATED IN THE
SAMUEL HIGHSMITH SURVEY, A-25
GUADALUPE COUNTY, TEXAS

DRAWN BY: SU	SCALE: 1" = 300'
SURVEYED BY: SM	REF: CHANAN
DATE: 6-22-2021	JOB NO: 2280
	FILE NO: TRACT F.DWG



JDS SURVEYING, INC.
WWW.JDSSURVEY.COM

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

JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118

159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

11.00 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 11.00 acre tract being more fully described as follows:

BEGINNING at a Cotton Spindle Set in Baker Road and the Northwest line 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 48 deg. 14 min. 59 sec. West, a distance of 774.29 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 264.47 feet to a Cotton Spindle Set for corner;

THENCE across said 182.20 acre tract, the following three (3) courses and distances:

South 40 deg. 10 min. 06 sec. East, passing a 1/2" Iron Rod with a blue cap stamped "JDS 10194118" Set (henceforth referred to as 1/2" Iron Rod Set) for reference at 50.00 feet and continuing for a total distance of 1,811.60 feet to a 1/2" Iron Rod Set for corner, from which a 1/2" Iron Rod Found at the West corner of a called 30.9137 acre tract, described as Tract 1 in a deed from Kenneth G. Prince and wife, Carol A. Love to Robert Wesley Mohler and wife, Kali Taylor Mohler, dated March 24, 2017 and recorded in Document No. 2017006935 bears North 35 deg. 52 min. 15 sec. East, a distance of 213.63 feet;

South 49 deg. 24 min. 24 sec. West, a distance of 264.47 feet to a 1/2" Iron Rod Set for corner;

North 40 deg. 10 min. 06 sec. West, passing a 1/2" Iron Rod Set for reference at 1,761.98 feet and continuing for a total distance of 1,811.98 feet to the POINT OF BEGINNING AND CONTAINING 11.00 ACRES OF LAND, MORE OR LESS.

See Map No. 2280-Tract F 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 22nd day of June, 2021.



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

