

THE RANCHES AT CR 211
87.219 ACRES
PETER N. HOLMES SURVEY
ABSTRACT NO. 278, GONZALES COUNTY, TEXAS

ALL THAT CERTAIN 87.219 ACRE TRACT OF LAND SITUATED IN THE PETER N. HOLMES SURVEY, ABSTRACT NO. 278, OF GONZALES COUNTY, TEXAS, SAID 87.219 ACRE TRACT OF LAND BEING A 89.524 ACRE TRACT OF LAND (CALLED 91 ACRE TRACT OF LAND RECORDED IN VOLUME 1407, PAGE 575 OF THE OFFICIAL PUBLIC RECORDS OF GONZALES COUNTY AND DESCRIBED AS "FIRST AND SECOND" TRACTS OF LAND, IN VOLUME 954, PAGE 821 OF THE OFFICIAL RECORDS OF GONZALES COUNTY); SAVE AND EXCEPT A 2.306 ACRE TRACT OF LAND BEING THE AREA OF THE FENCED ROADWAY KNOWN AS COUNTY ROAD 211 (POSSIBLE PRESCRIPTIVE EASEMENT - NO R.O.W. RECORDATION PROVIDED/FOUND) CROSSING SAID 89.524 ACRE TRACT OF LAND; SAID 87.219 ACRE TRACT OF LAND BEING DESCRIBED HEREIN AS TRACT I AND TRACT II AND DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BASIS FOR BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204, NAD83.

TRACT I:

A 44.596 ACRE TRACT OF LAND BEING OUT OF A CALLED 57 ACRE OF LAND DESCRIBED AS "FIRST TRACT," IN VOLUME 954, PAGE 821 OF THE OFFICIAL RECORDS OF GONZALES COUNTY; FURTHERMORE, BEING DESCRIBED AS A 73 ACRE TRACT OF LAND; SAVE AND EXCEPT, A 16 ACRE TRACT OF LAND DESCRIBED IN VOLUME 77, PAGE 263 OF THE GONZALES COUNTY DEED RECORDS, AND OUT OF A 34.023 ACRE TRACT OF LAND BEING CALLED 30 (34) ACRES OF LAND DESCRIBED AS "SECOND TRACT," IN VOLUME 954, PAGE 821 OF THE OFFICIAL RECORDS OF GONZALES COUNTY SAID 44.596 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST, WEST MOST CORNER OF THE ABOVE-REFERENCED 73 ACRE TRACT OF LAND, SAID POINT ALSO BEING THE SOUTHWEST, WEST MOST CORNER OF SAID 16 ACRE SAVE AND EXCEPT, TRACT OF LAND AND BEING AN ANGLE POINT IN THE SOUTHEAST LINE OF A TRACT OF LAND DESCRIBED AS A 32.817 ACRE "FIRST TRACT," DESCRIBED IN VOLUME 1371, PAGE 169 OF THE OFFICIAL PUBLIC RECORDS OF GONZALES COUNTY, SAID POINT ALSO BEING THE NORTHWEST, NORTH MOST CORNER OF A CALLED 135.32 ACRE TRACT OF LAND DESCRIBED IN VOLUME 704, PAGE 954 OF THE GONZALES COUNTY DEED RECORDS;

THENCE ALONG THE COMMON LINE OF SAID 32.817 AND 135.32 ACRE TRACTS OF LAND, SOUTH 59° 52' 09" WEST A DISTANCE OF 1170.60 FEET TO THE POINT OF BEGINNING AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED 44.596 ACRE TRACT OF LAND;

THENCE ALONG THE EAST LINE OF SAID 32.817 ACRE TRACT OF LAND, NORTH 09° 42' 23" WEST A DISTANCE OF 1052.70 FEET TO THE WEST MOST CORNER OF THE HEREIN DESCRIBED 44.596 ACRE TRACT OF LAND, SAID POINT BEING AN ANGLE POINT IN THE EAST LINE OF SAID 32.817 ACRE TRACT OF LAND AND BEING THE WEST MOST CORNER OF A CALLED 32.815 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1371, PAGE 157 OF THE OFFICIAL RECORDS OF GONZALES COUNTY;

THENCE ALONG THE SOUTH LINE OF SAID 32.815 ACRE TRACT OF LAND, SOUTH 62° 06' 22" EAST A DISTANCE OF 1593.85 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE COMMON SOUTHEAST CORNER OF SAID 32.815 ACRE TRACT OF LAND AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED 44.596 ACRE TRACT OF LAND;

THENCE ALONG THE EAST LINE OF SAID 32.815 ACRE TRACT OF LAND, NORTH 07° 36' 40" EAST A DISTANCE OF 906.50 FEET TO THE NORTH MOST CORNER OF THE HEREIN DESCRIBED 44.596 ACRE TRACT OF LAND, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID 32.815 ACRE TRACT OF LAND AND LYING IN THE SOUTHWEST LINE OF THE RESIDUE OF A 487 ACRE TRACT OF LAND RECORDED IN VOLUME 1244, PAGE 827 OF THE OFFICIAL PUBLIC RECORDS OF GONZALES COUNTY;

THENCE ALONG THE SOUTHWEST LINE OF SAID 487 ACRE TRACT OF LAND, SOUTH 61° 43' 06" EAST A DISTANCE OF 363.22 FEET TO A POINT IN THE WESTERLY FENCE LINE OF COUNTY ROAD 211 (POSSIBLE PRESCRIPTIVE EASEMENT - NO R.O.W. RECORDATION PROVIDED/FOUND) FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 44.596 ACRE TRACT OF LAND;

THENCE DEPARTING SAID SOUTHWEST LINE OF SAID 487 ACRE TRACT OF LAND AND ALONG SAID WESTERLY FENCE LINE OF SAID COUNTY ROAD 211 THE FOLLOWING COURSES AND DISTANCES:

- SOUTH 25° 36' 16" WEST A DISTANCE OF 95.82 FEET TO AN ANGLE POINT;
- SOUTH 28° 34' 24" WEST A DISTANCE OF 125.57 FEET TO AN ANGLE POINT;
- SOUTH 24° 35' 03" WEST A DISTANCE OF 104.88 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;
- THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A CHORD BEARING SOUTH 16° 01' 41" WEST, A CHORD DISTANCE OF 148.77 FEET, AN ARC LENGTH OF 149.33 FEET TO AN ANGLE POINT;
- SOUTH 01° 05' 01" EAST A DISTANCE OF 148.77 FEET TO AN ANGLE POINT;
- SOUTH 03° 45' 06" EAST A DISTANCE OF 134.65 FEET TO AN ANGLE POINT;
- SOUTH 00° 51' 06" EAST A DISTANCE OF 118.90 FEET TO AN ANGLE POINT;
- SOUTH 04° 40' 23" EAST A DISTANCE OF 79.61 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;
- THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, A CHORD BEARING SOUTH 13° 45' 20" EAST, A CHORD DISTANCE OF 107.85 FEET, AN ARC LENGTH OF 108.44 FEET TO AN ANGLE POINT;
- SOUTH 17° 53' 22" EAST A DISTANCE OF 84.62 FEET TO AN ANGLE POINT;
- SOUTH 15° 17' 02" EAST A DISTANCE OF 241.91 FEET TO A POINT FOR A CURVE TO THE LEFT;
- THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A CHORD BEARING SOUTH 22° 02' 42" EAST, A CHORD DISTANCE OF 225.03 FEET, AN ARC LENGTH OF 226.97 FEET TO AN ANGLE POINT;
- SOUTH 31° 52' 50" EAST A DISTANCE OF 213.55 FEET TO AN ANGLE POINT;
- SOUTH 29° 53' 13" EAST A DISTANCE OF 159.45 FEET TO AN ANGLE POINT;
- SOUTH 26° 11' 38" EAST A DISTANCE OF 145.33 FEET TO AN ANGLE POINT;
- SOUTH 23° 07' 35" EAST A DISTANCE OF 115.72 FEET TO A ½ INCH IRON ROD FOUND IN THE NORTHEAST LINE OF A CALLED 135.32 ACRE TRACT OF LAND RECORDED IN VOLUME 704, PAGE 954 OF THE GONZALES COUNTY DEED RECORDS FOR THE SOUTH MOST CORNER OF THE HEREIN DESCRIBED 44.596 ACRE TRACT OF LAND;

THENCE ALONG THE NORTHEAST LINE OF SAID 135.32 ACRE TRACT OF LAND, THE FOLLOWING COURSES:

- NORTH 61° 54' 41" WEST A DISTANCE OF 429.50 FEET TO AN ANGLE POINT;
- NORTH 62° 12' 41" WEST A DISTANCE OF 204.50 FEET TO AN ANGLE POINT;
- NORTH 61° 46' 41" WEST A DISTANCE OF 486.30 FEET TO AN ANGLE POINT;

THENCE CONTINUING ALONG NORTHEAST LINE OF SAID 135.32 ACRE TRACT OF LAND, NORTH 61° 26' 41" WEST A DISTANCE OF 1159.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 44.596 ACRES OF LAND, MORE OR LESS.

TRACT II:

A 42.623 ACRE TRACT OF LAND BEING OUT OF A CALLED 57 ACRE OF LAND DESCRIBED AS "FIRST TRACT," IN VOLUME 954, PAGE 821 OF THE OFFICIAL RECORDS OF GONZALES COUNTY; FURTHERMORE, BEING DESCRIBED AS A 73 ACRE TRACT OF LAND; SAVE AND EXCEPT, A 16 ACRE TRACT OF LAND DESCRIBED IN VOLUME 77, PAGE 263 OF THE GONZALES COUNTY DEED RECORDS, AND OUT OF A 34.023 ACRE TRACT OF LAND BEING CALLED 30 (34) ACRES OF LAND DESCRIBED AS "SECOND TRACT," IN VOLUME 954, PAGE 821 OF THE OFFICIAL RECORDS OF GONZALES COUNTY SAID 42.623 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST, WEST MOST CORNER OF SAID 73 ACRE TRACT OF LAND, SAID POINT ALSO BEING THE SOUTHWEST, WEST MOST CORNER OF SAID 16 ACRE SAVE AND EXCEPT, TRACT OF LAND AND BEING AN ANGLE POINT IN THE SOUTHEAST LINE OF A TRACT OF LAND DESCRIBED AS A 32.817 ACRE "FIRST TRACT," DESCRIBED IN VOLUME 1371, PAGE 169 OF THE OFFICIAL PUBLIC RECORDS OF GONZALES COUNTY, SAID POINT ALSO BEING THE NORTHWEST, NORTH MOST CORNER OF A CALLED 135.32 ACRE TRACT OF LAND DESCRIBED IN VOLUME 704, PAGE 954 OF THE GONZALES COUNTY DEED RECORDS;

THENCE ALONG THE COMMON LINE OF SAID 32.817 AND 135.32 ACRE TRACTS OF LAND, SOUTH 59° 52' 09" WEST A DISTANCE OF 1170.60 FEET TO AN ANGLE POINT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE AFOREMENTIONED 44.596 ACRE, TRACT I DESCRIBED ABOVE;

THENCE CONTINUING ALONG THE NORTHEAST LINE OF SAID 135.32 ACRE TRACT OF LAND, THE FOLLOWING COURSES AND DISTANCES:

- SOUTH 61° 26' 41" EAST A DISTANCE OF 1159.20 FEET TO AN ANGLE POINT;
- SOUTH 61° 46' 41" EAST A DISTANCE OF 486.30 FEET TO AN ANGLE POINT;
- SOUTH 62° 12' 41" EAST A DISTANCE OF 204.50 FEET TO AN ANGLE POINT;
- SOUTH 61° 54' 41" EAST A DISTANCE OF 429.50 FEET TO ½ INCH IRON ROD FOUND AT THE INTERSECTION OF SAID 135.32 ACRE TRACT AND THE WESTERLY FENCE LINE OF COUNTY ROAD 211 (POSSIBLE PRESCRIPTIVE EASEMENT - NO R.O.W. RECORDATION PROVIDED/FOUND);

THENCE CROSSING SAID ROAD AND ALONG THE SOUTHWEST LINE OF THE ABOVE-REFERENCED 57 ACRE PARENT TRACT, SOUTH 62° 06' 00" EAST A DISTANCE OF 75.11 FEET TO A ½ INCH IRON ROD SET AT THE INTERSECTION OF THE SOUTHWEST LINE OF SAID 57 ACRE PARENT TRACT AND EASTERLY FENCE LINE OF SAID COUNTY ROAD 211 FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 42.623 ACRE TRACT OF LAND;

THENCE DEPARTING SAID SOUTHWEST LINE OF SAID 57 ACRE PARENT TRACT AND ALONG SAID EASTERLY FENCE LINE OF SAID COUNTY ROAD 211 THE FOLLOWING COURSES AND DISTANCES:

- NORTH 22° 22' 58" WEST A DISTANCE OF 174.90 FEET TO AN ANGLE POINT;
- NORTH 25° 31' 57" WEST A DISTANCE OF 136.19 FEET TO AN ANGLE POINT;
- NORTH 30° 29' 54" WEST A DISTANCE OF 133.52 FEET TO AN ANGLE POINT;
- NORTH 31° 38' 04" WEST A DISTANCE OF 258.13 FEET TO THE BEGINNING POINT OF A CURVE TO THE RIGHT;
- THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 451.30 FEET, A CHORD BEARING NORTH 22° 02' 42" WEST, A CHORD DISTANCE OF 203.11 FEET, AN ARC LENGTH OF 204.87 FEET TO AN ANGLE POINT;
- NORTH 14° 14' 27" WEST A DISTANCE OF 251.19 FEET TO AN ANGLE POINT;
- NORTH 21° 56' 00" WEST A DISTANCE OF 92.40 FEET TO THE BEGINNING POINT OF A CURVE TO THE RIGHT;
- THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, A CHORD BEARING OF NORTH 18° 59' 22" WEST, A CHORD DISTANCE OF 94.83 FEET, AN ARC LENGTH OF 95.31 FEET TO AN ANGLE POINT;
- NORTH 08° 33' 47" WEST A DISTANCE OF 53.33 FEET TO AN ANGLE POINT;
- NORTH 01° 14' 44" WEST A DISTANCE OF 140.60 FEET TO AN ANGLE POINT;
- NORTH 00° 53' 41" WEST A DISTANCE OF 172.66 FEET TO AN ANGLE POINT;
- NORTH 03° 21' 19" EAST A DISTANCE OF 84.31 FEET TO THE BEGINNING POINT OF A CURVE TO THE RIGHT;
- THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 451.15 FEET, A CHORD BEARING OF NORTH 11° 54' 43" EAST, A CHORD DISTANCE OF 152.34 FEET, AN ARC LENGTH OF 153.07 FEET TO AN ANGLE POINT;
- NORTH 21° 44' 16" EAST A DISTANCE OF 114.52 FEET TO AN ANGLE POINT;
- NORTH 27° 07' 20" EAST A DISTANCE OF 120.75 FEET TO AN ANGLE POINT;
- NORTH 28° 10' 07" EAST A DISTANCE OF 88.76 FEET TO AN ANGLE POINT AT THE INTERSECTION OF THE EASTERLY FENCE LINE OF SAID COUNTY ROAD 211 AND THE SOUTHWESTERLY LINE OF THE RESIDUE OF A 487 ACRE TRACT OF LAND RECORDED IN VOLUME 1244, PAGE 827 OF THE OFFICIAL PUBLIC RECORDS OF GONZALES COUNTY;

THENCE DEPARTING SAID FENCE LINE OF COUNTY ROAD 211 AND ALONG SAID 487 ACRE RESIDUE, SOUTH 61° 43' 06" EAST A DISTANCE OF 1523.32 FEET TO A POINT IN THE NORTHWEST LINE OF A CALLED 184.17 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1386, PAGE 186 OF THE OFFICIAL PUBLIC RECORDS OF GONZALES COUNTY;

THENCE ALONG SAID NORTHWEST LINE OF SAID 184.17 ACRE TRACT OF LAND, THE FOLLOWING COURSES AND DISTANCES:

- SOUTH 30° 41' 21" WEST A DISTANCE OF 56.88 FEET TO AN ANGLE POINT;
- SOUTH 28° 46' 25" WEST A DISTANCE OF 659.32 FEET TO AN ANGLE POINT;
- SOUTH 28° 28' 39" WEST A DISTANCE OF 972.59 FEET TO A POINT IN THE SOUTHWEST LINE OF THE ABOVE-REFERENCED 57 ACRE PARENT TRACT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 42.623 ACRE TRACT OF LAND AND FROM WHICH A ½ INCH IRON ROD FOUND BEARS SOUTH 62° 06' 00" EAST A DISTANCE OF 19.52 FEET;

THENCE ALONG SAID SOUTHWEST LINE OF SAID 57 ACRE PARENT TRACT, NORTH 62° 06' 00" WEST A DISTANCE OF 182.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.623 ACRES OF LAND, MORE OR LESS

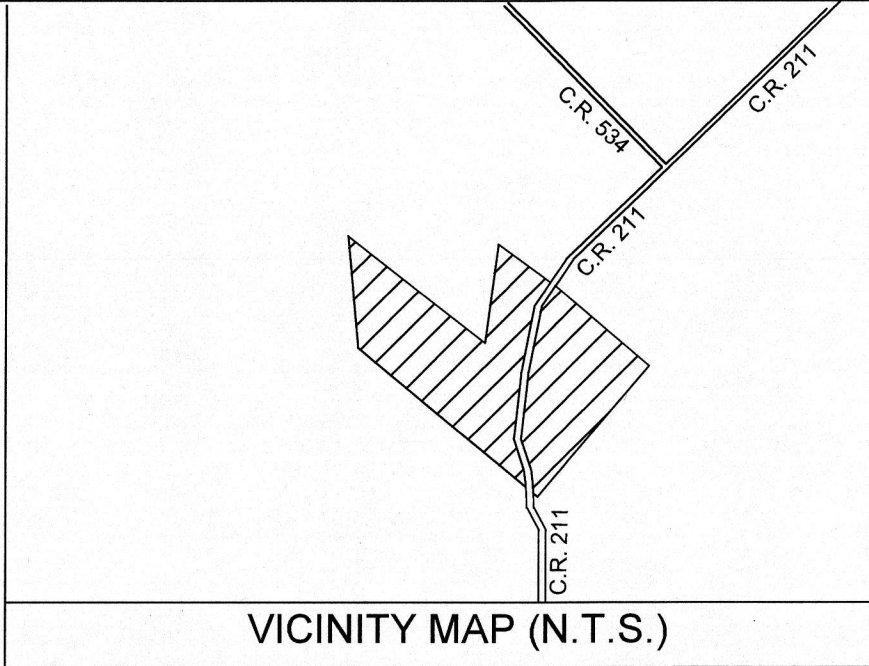
STATE OF TEXAS
COUNTY OF GONZALES

KNOWN ALL MEN BY THESE PRESENT:

THAT I, BARRY D. ADKINS, R.P.L.S., DO HEREBY CERTIFY THAT AN ACTUAL AND ACURATE SURVEY OF THE LAND WAS PERFORMED UNDER MY DIRECTION AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF GONZALES, TEXAS.

THIS THE 5TH DAY OF MAY, 2025 A.D.

BARRY D. ADKINS, R.P.L.S. NO. 6137



NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM OR AN INDIVIDUAL WATER SYSTEM. PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY GONZALES COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE GONZALES COUNTY INSPECTOR.

NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY GONZALES COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.

ACCORDING TO FIRMS 48177C0625C, DATED 12/03/2010, THIS SITE IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD ZONE "X".

ALL TRACTS ARE SUBJECT TO A 15' ELECTRIC AND COMMUNICATIONS EASEMENT ALONG ALL SIDE, REAR PROPERTY LINES.

EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 40' LONG GUY WIRE EASEMENT TO BE LOCATED BY GVEC.

ALL EXISTING GVEC OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.

WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.

ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

NO BUILDING, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT.

THIS SUBDIVISION PLAT OF THE RANCHES AT CR 211 HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

Benjamin
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

STATE OF TEXAS
COUNTY OF GONZALES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY IS APPROVED BY

THE COUNTY OF GONZALES, TEXAS.

THIS THE 27th DAY OF May, 2025 A.D.

Patrick C. Davis
PATRICK C. DAVIS
COUNTY JUDGE
Anton "Tony" Matias *Donnie R. Brzozowski*
ANTON "TONY" MATIAS DONNIE R. BRZOZOWSKI
COUNTY COMMISSIONER, PRC 1 COUNTY COMMISSIONER, PCT 2
Roy Staton *Collie Boatright*
ROY STATON COLLIE BOATRIGHT
COUNTY COMMISSIONER, PCT 3 COUNTY COMMISSIONER, PCT 4

I, Lona Ackman, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 29th DAY OF MAY, A.D. 2025, AT 11:30A AND DULY RECORDED THE 29th DAY OF MAY, A.D. 2025 AT 11:40A IN SLIDE 185-B OF THE MAP OR PLAT RECORDS OF SAID COUNTY, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 29th DAY OF MAY, A.D. 2025.

STATE OF TEXAS
COUNTY OF GONZALES

KNOWN ALL MEN BY THESE PRESENT:

THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO, ACTING THROUGH ITS DULY AUTHORIZED AGENT CONSENTS TO THE SUBDIVISION AS SHOWN HEREON.

LOGAN CANTER

BY: Maemie Williams DATE: May 8-25

NAME: Maemie Williams

DaRam Engineers, Inc. 11000 Richmond Avenue, Suite 300 Houston, Texas. 77042 (713) 528-1552 • Email: info@draram.com S202478158-05-211-G-Split	
SCALE 1" = 120'	DATE 03/27/25
SIZE 18" X 24"	SHEET 1 OF 4

MATCH LINE (SEE SHEET 4 OF 4)

Lot 11
18.9622 Acres

Pg. 202 G.C.D.R.)

Called 32.815 Acres
(Vol. 1371, Pg. 151 O.P.R.G.C.)
04/23/2021

Residue of 487 Acres
(Vol. 1244, Pg. 827 O.P.R.G.C.)
487 Acres in Vol. 731, Pg. 449 G.C.D.R.
Save & Except 267 Acres per Vol. 1244, Pg. 827 O.P.R.G.C.)
12/22/2016
ROADWAY AS FENCED 211
KNOWN AS COUNTY ROAD 211
Possible prescriptive easement
(No R.O.W. recordation found)

546.90'
15' U.E.
25' B.L.
N 61°26'41" W - 1159.20'

S 62°06'22" E - 1593.85'

350

360

360

350

340

330

330

320

320

310

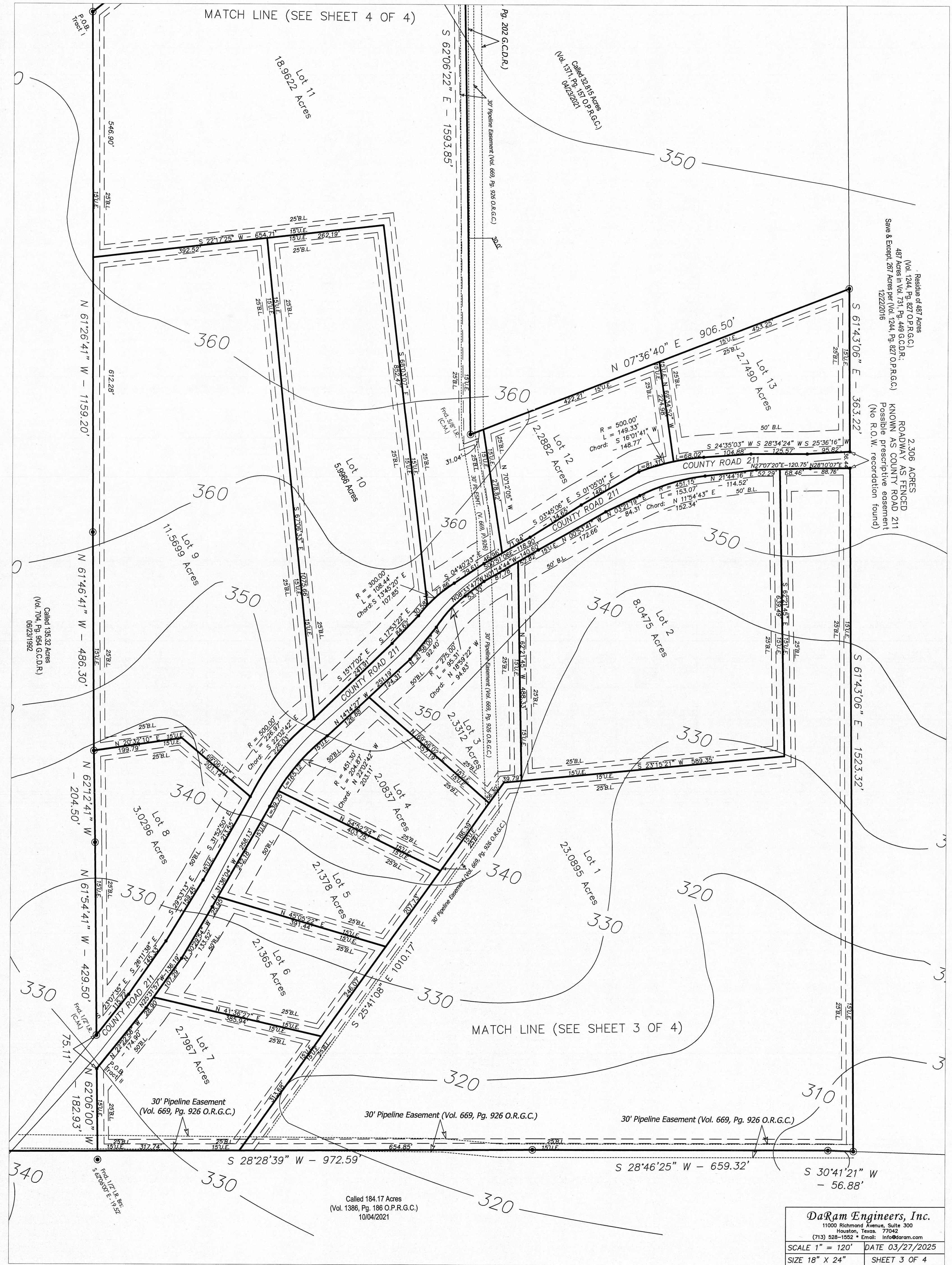
MATCH LINE (SEE SHEET 3 OF 4)

30' Pipeline Easement
(Vol. 669, Pg. 926 O.R.G.C.)

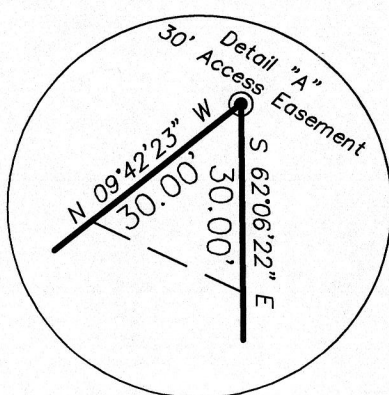
30' Pipeline Easement (Vol. 669, Pg. 926 O.R.G.C.)

30' Pipeline Easement (Vol. 669, Pg. 926 O.R.G.C.)

Called 184.17 Acres
(Vol. 1386, Pg. 186 O.P.R.G.C.)
10/04/2021

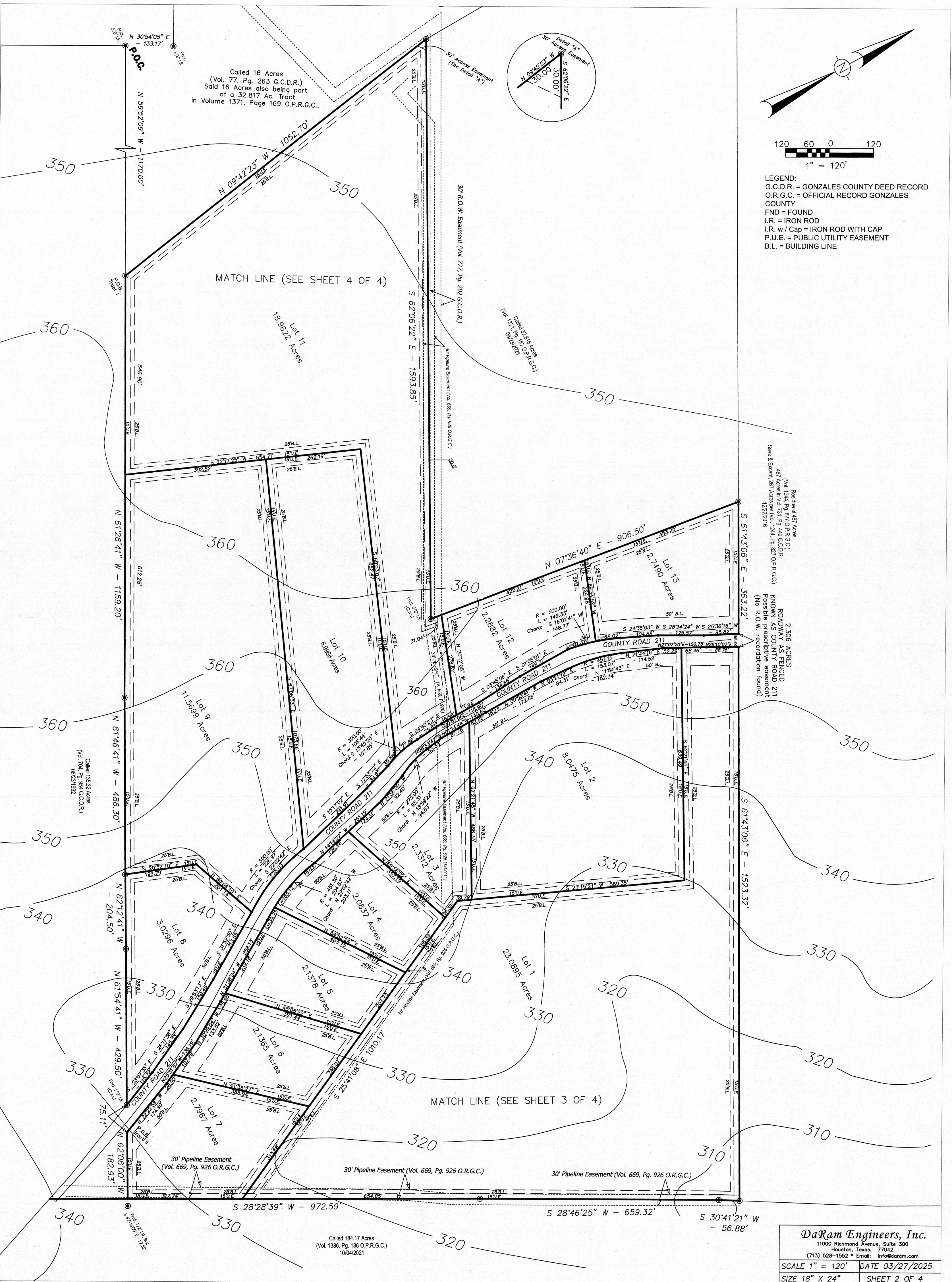


Called 16 Acres
(Vol. 77, Pg. 263 G.C.D.R.)
Said 16 Acres also being part
of a 32.817 Ac. Tract
in Volume 1371, Page 169 O.P.R.G.C.



LEGEND:
G.C.D.R. = GONZALE
O.R.G.C. = OFFICIAL
COUNTY
FND = FOUND
I.R. = IRON ROD
I.R. w / Cap = IRON R
P.U.E. = PUBLIC UTIL
B.L. = BUILDING LINE

Residue of 487 Acres
(Vol. 1244, Pg. 827 O.P.R.G.C.)
487 Acres in Vol. 731, Pg. 448 G.C.D.R.
Said & Except, 267 Acres per (Vol. 1244, Pg. 827 O.P.R.G.C.)
12/22/2016
ROADWAY AS FENCED
KNOWN AS COUNTY ROAD 211
Possible prescriptive easement
(No R.O.W. recordation found)



LEGEND:
G.C.D.R. = GONZALES COUNTY DEED RECORD
O.R.G.C. = OFFICIAL RECORD GONZALES COUNTY
FND = FOUND
I.R. = IRON ROD
I.R. w / Cap = IRON ROD WITH CAP
P.U.E. = PUBLIC UTILITY EASEMENT
B.L. = BUILDING LINE

Residue of 487 Acres
(Vol. 124, Pg. 827 O.P.R.G.C.)
487 Acres in Vol. 731, Pg. 449 G.C.D.R.
Same & Except, 267 Acres per Vol. 124, Pg. 827 O.P.R.G.C.
12/22/2016
ROADWAY AS FENCED ROAD 211
KNOWN AS COUNTY ROAD 211
Possible prescriptive easement
(No R.O.W. recordation found)