

## S21-280

Being all that certain tract of 8.571 acres of land, more or less, lying and being situated in Gonzales County, Texas, being part of the Jose Maria Salinas 4 Leagues, Abstract No. 59, more particularly being all of a 7.576 acre tract of land described in Sheriff's Tax Deed dated May 4, 2018, executed by Gonzales County to Dean Davis, recorded in Volume 1280, Page 326, of the Official Records of Gonzales County, and being all of a 0.998 acre tract of land described in General Warranty Deed dated January 30, 2019, executed by James Scott Keck to Dean Davis and Allison Davis, recorded in Volume 1302, Page 1, of the Official Records of Gonzales County, intended to be described by metes and bounds, with bearing basis GPS Grid North, as follows:

**BEGINNING** at a 1/2 inch iron rod found flush with the ground at the east corner of said 7.576 acre Davis tract, and at the north corner of a 4.413 acre tract of land described in Warranty Deed dated June 19, 2009, executed by Cleo Fields and Viola K. Fields to Jose Carmen Mendoza and Guadalupe Mendoza, recorded in Volume 1004, Page 951, of the Official Records of Gonzales County, and in the southwest right of way of Farm to Market Road No. 2091, for the east corner of this tract or parcel of land hereby intended to be described;

**THENCE** South 49° 11' 21" West 708.23 feet along the southeast line of said 7.576 acre Davis tract, and the northwest line of said Mendoza tract, to a 5/8 inch iron rod found 0.4 foot above ground at the south corner of said 7.576 acre Davis tract, and at the west corner of said Mendoza tract, and in the northeast line of a 120 acre tract of land described as NINTH TRACT in General Warranty Deed dated December 29, 2010, executed by Clare Jane Hendershot to W. Ross Hendershot, Jr., recorded in Volume 1038, Page 834, of the Official Records of Gonzales County, for the south corner of this tract or parcel of land hereby intended to be described;

**THENCE** with the southwest line of said 7.576 acre Davis tract, and the northeast line of said Hendershot tract as follows:

North 40° 45' 03" West 367.60 feet to a bent 5/8 inch iron rod found;

North 40° 26' 39" West 235.47 feet to a 5/8 inch iron rod found 0.4 foot above ground at the west corner of said 7.576 acre Davis tract, and at the south corner of a 3.36 acre tract of land described in Warranty Deed dated January 25, 2011, executed by Jose Carmen Mendoza and Guadalupe Mendoza to Antonio P. Govea and Teresita Montoya De Govea, recorded in Volume 1041, Page 27, of the Official Records of Gonzales County, for the west corner of this tract or parcel of land hereby intended to be described;

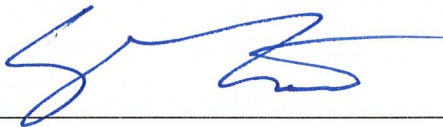
**THENCE** North 49° 37' 28" East 535.29 feet along the northwest line of said 7.576 acre Davis tract, and the southeast line of said Govea tract, to a 5/8 inch iron rod with orange cap found flush with the ground at the north corner of said 7.576 acre Davis tract, and at the east corner of said Govea tract, and in the southwest right of way of said Farm to Market Road No. 2091, for the north corner of this tract or parcel of land hereby intended to be described;

**THENCE** with the northeast line of said 7.576 acre Davis tract and the southwest right of way of said Farm to Market Road No. 2091, as follows:

With a curve to the left, with a radius of 1960.08 feet, an arc length of 65.42 feet, a chord bearing South 55° 40' 39" East and a chord length of 65.42 feet to a bent 5/8 inch iron rod found;

South 56° 52' 31" East at 191.58 feet to a bent 5/8 inch iron rod found at an east corner of said 7.576 acre Davis tract, and at the north corner of said 0.998 acre Davis tract, and continuing along the northeast line of said 0.998 acre Davis tract, at 411.07 feet, crossing the east corner of said 0.998 acre Davis tract, and a north corner of said 7.576 acre Davis tract, and continuing along the northeast line of said 7.576 acre Davis tract, in all a distance of 557.54 feet to the PLACE OF BEGINNING, as is shown on Gonzales First Shot Surveying Plat No. S21-280 dated December 22, 2021.

These Field Notes were prepared from a survey done on the ground and are true and correct to the best of my knowledge.



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SETH M. FULLILOVE

REGISTERED PROFESSIONAL

LAND SURVEYOR NO. 6397

