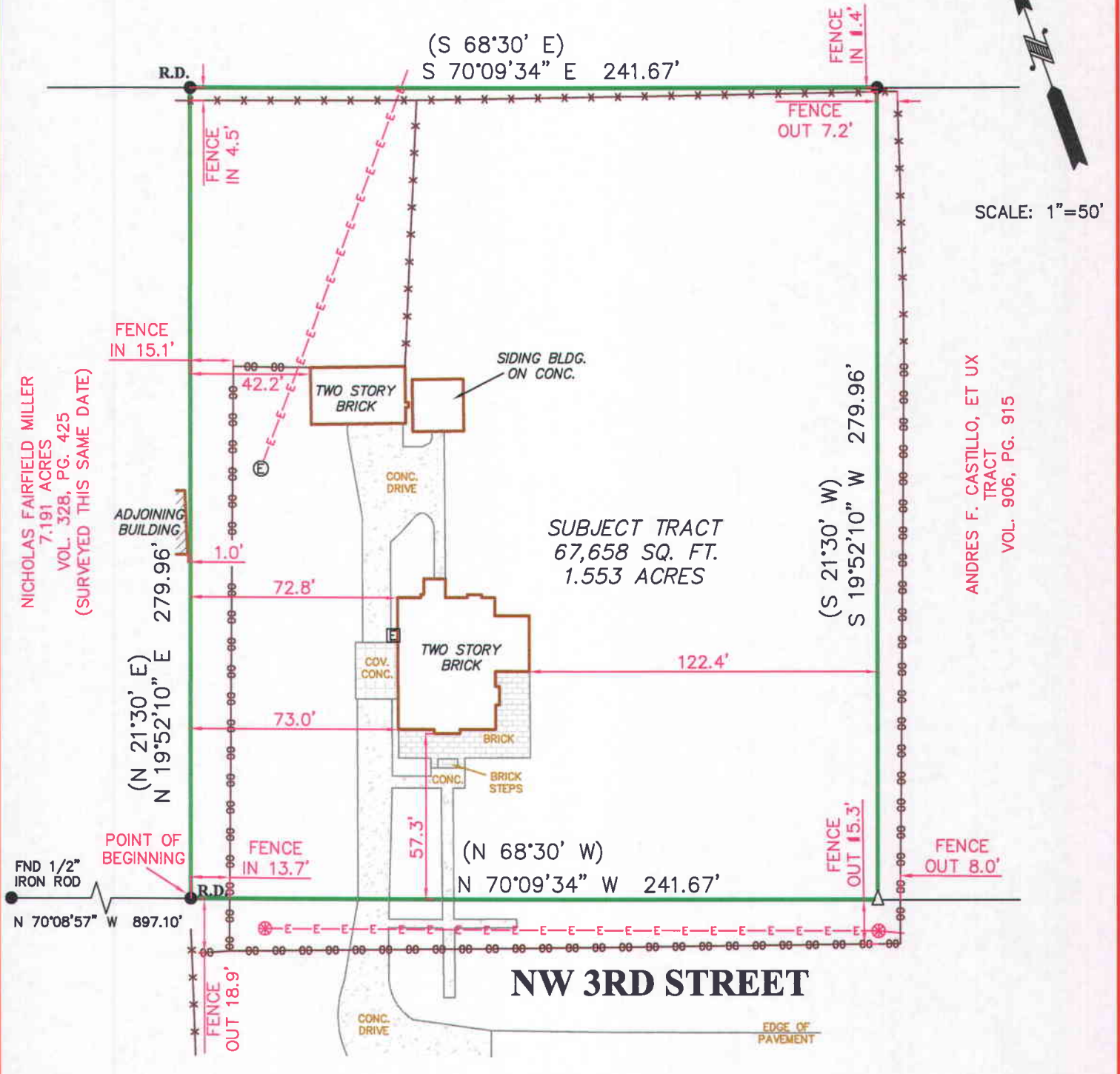


GENEVIEVE WITHERS  
23.12 ACRES  
VOL. 1181, PG. 693



SCALE: 1"=50'



NICHOLAS FAIRFIELD MILLER  
7.191 ACRES  
VOL. 328, PG. 425  
(SURVEYED THIS SAME DATE)

ANDRES F. CASTILLO, ET UX  
TRACT  
VOL. 906, PG. 915

SUBJECT TRACT  
67,658 SQ. FT.  
1.553 ACRES

NOTE:  
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

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.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

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. 48177C, Panel No. 0135 C, which is Dated 12/03/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey 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>.



Property Address:  
103 NW 3RD STREET  
Property Description:

Being 1.553 acres of land, more or less, situated in the D.B. Kent 1/3 League, A-303, Gonzales County, Texas and being that same property described in Warranty Deed recorded in Volume 328, Page 425, Deed Records, Gonzales County, Texas, said 1.553 acres being more particularly described by metes and bounds attached hereto.

Owner:  
T.B.D.

FIRM REGISTRATION NO.  
1011700

LAND SURVEYORS, LLC.  
P.O. BOX 1845 BOERNE, TEXAS 78006  
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- △ = CALCULATED POINT
  - = FND 5/8" IRON ROD
  - ( ) = RECORD INFORMATION
  - B.S. = BUILDING SETBACK
  - R.D. = RECORD DIGNITY MONUMENT
  - E- = OVERHEAD ELECTRIC
  - X- = WIRE FENCE
  - ⊗ = POWER POLE
  - ⊖ = CHAIN LINK FENCE
  - ⊕ = METER POLE
  - ⊞ = ELECTRIC BOX



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095

## METES AND BOUNDS

Being 1.553 acres of land, more or less, situated in the D.B. Kent 1/3 League, A-303, Gonzales County, Texas and being that same property described in Warranty Deed recorded in Volume 328, Page 425, Deed Records, Gonzales County, Texas, said 1.553 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod found (monument of record dignity) for the West corner of this 1.553 acres, same being the South corner of the Nicholas Fairfield Miller 7.191 acres (Volume 328, Page 425 – surveyed this same date) and on the northeast Right-of-Way line of NW 3rd Street, same also being the **POINT OF BEGINNING**;

**THENCE** along the line common to this 1.553 acres and said Miller 7.191 acres, North 19 degrees 52 minutes 10 seconds East (called North 21 degrees 30 minutes East), a distance of 279.96 feet to a 5/8 inch iron rod found (monument of record dignity) for the North corner of this 1.553 acres, same being the East corner of said Miller 7.191 acres, and on the southwest boundary line of the Genevieve Withers 23.12 acres (Volume 1181, Page 693);

**THENCE** along the line common to this 1.553 acres and said Withers 23.12 acres, South 70 degrees 09 minutes 34 seconds East (called South 68 degrees 30 minutes East), a distance of 241.67 feet to a 5/8 inch iron rod found for the East corner of this 1.553 acres, same being the North corner of the Andres F. Castillo, et ux, tract (Volume 906, Page 915);

**THENCE** along the line common to this 1.553 acres and said Castillo tract, South 19 degrees 52 minutes 10 seconds West (called South 21 degrees 30 minutes West), a distance of 279.96 feet to a point for the South corner of this 1.553 acres, same being the West corner of said Castillo tract, and on the northeast Right-of-Way line of said NW 3rd Street;

**THENCE** along the northeast Right-of-Way line of said NW 3rd Street, North 70 degrees 09 minutes 34 seconds West (called North 68 degrees 30 minutes West), a distance of 241.67 feet to the **POINT OF BEGINNING**, and containing 1.553 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 hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.**



**Mark J. Ewald**  
**Registered Professional Land Surveyor**  
**Texas Registration No. 5095**  
**March 16, 2020**

