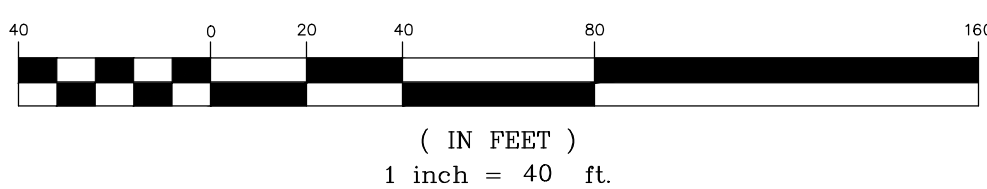


GRAPHIC SCALE



- LEGEND:**
- AE - AERIAL EASEMENT
  - BL - BUILDING LINE
  - BLDG - BUILDING
  - ESMT - EASEMENT
  - FND - FOUND
  - HL&P - HOUSTON LIGHTING & POWER
  - IP - IRON PIPE
  - IR - IRON ROD
  - GCCF - GONZALES COUNTY CLERKS FILE
  - GCCR - GONZALES COUNTY DEED RECORDS
  - GOMR - GONZALES COUNTY MAP RECORDS
  - POB - POINT OF BEGINNING
  - POC - POINT OF COMMENCING
  - PS - PARKING SPACES
  - ROW - RIGHT OF WAY
  - SQ. FT. - SQUARE FEET
  - UE - UTILITY EASEMENT
  - WB - BARBED WIRE FENCE
  - CLF - CHAIN LINK FENCE
  - CON - CONCRETE
  - CC - COVERED CONCRETE
  - OLE - OVERHEAD ELECTRIC LINES
  - WF - WOOD FENCE
  - WIF - WROUGHT IRON FENCE
  - GW - GUY WIRE
  - CB - CATCH BASIN
  - CBX - CABLE BOX
  - EBX - ELECTRIC BOX
  - EMH - ELECTRIC MH
  - FHY - FIRE HYDRANT
  - FOM - FIBER OPTIC MARKER
  - FP - FLAG POLE
  - GM - GAS METER
  - GV - GAS VALVE
  - CI - CURB INLET
  - LP - LIGHT POLE
  - MH - MANHOLE
  - MW - MONITORING WELL
  - PM - PIPELINE MARKER
  - PP - POWER POLE
  - SP - SERVICE POLE
  - SMH - SANITARY MANHOLE
  - SM - STORM MANHOLE
  - TP - TELEPHONE PEDESTAL
  - TR - TRANSFORMER
  - TSB - TRAFFIC SIGNAL BOX
  - TSP - TRAFFIC SIGNAL POLE
  - UCM - UNDERGROUND CABLE MARKER
  - WW - WATER WELL
  - WM - WATER METER
  - WV - WATER VALVE
  - B - BENCHMARK
  - CIR - CAPPED IRON ROD
  - STS - STAMPED SOUTH TEXAS SURVEYING

NO.	BEARING	LENGTH
L1	S 82°09'09" E	121.58'

INTERSTATE 10 FRONTAGE ROAD

**P.O.B.**  
FND 1/2" IR BEARS  
N 15°23'48" E @ 0.33

IRON MOUNTAIN ROAD

OWNER: ORLANDO JOSE PEREZ MURILLO AND  
BRENDA MINELLY AGUIRRE CASTILLO  
CALLED 2.1094 ACRES  
GCCF NO. 21308899

OWNER: ERAZO REALTY LIMITED PARTNERSHIP  
CALLED 2.0015 ACRES  
VOL. 398, PG. 11, G.C.D.R.

**5.9915 ACRES  
(260,991 SQ. FT.)**

OWNER: REYES JOSE L.  
CALLED 3.62 ACRES  
VOL. 905, PG. 877, G.C.D.R.

OWNER: BONN THOMAS EDWARD  
CALLED 6.856 ACRES  
VOL. 172, PG. 239, G.C.D.R.

OWNER: CROWN COMMUNICATIONS INC  
CALLED 1.31 ACRES  
VOL. 722, PG. 239, G.C.D.R.

**LEGAL DESCRIPTION**

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN GONZALES COUNTY, TEXAS, BEING PART OF THE DANIEL LAMKIN 160 ACRE SURVEY, ABSTRACT NO. 542, AND BEING PART OF THAT CERTAIN TRACT OF 160 ACRES OF LAND DESCRIBED IN THAT CERTAIN LETTER PATENT FROM PAT M. NEFF, GOVERNOR OF THE STATE OF TEXAS TO DANIEL LAMKIN, ISSUED MARCH 6TH, A. D. 1923, RECORDED IN VOLUME 122, PAGES 146-147 OF THE GONZALES COUNTY DEED RECORDS AND PART OF THAT CERTAIN TRACT OF 212.751 ACRES OF LAND, MORE OR LESS, SURVEYED FOR FRANCIS R. HORNE, AND THE PARTICULAR PORTION THEREOF HEREBY INTENDED TO BE CONVEYED IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE SOUTH LINE OF INTERSTATE HIGHWAY NO. 10 AND IN THE SOUTH LINE OF THAT CERTAIN TRACT OF 2.763 ACRES OF LAND DESCRIBED IN THAT CERTAIN DEED FROM MARY ANN HENDERSON ET AL TO THE STATE OF TEXAS, DATED APRIL 26TH, A. D. 1986, RECORDED IN VOLUME 347, PAGES 260-264 OF THE GONZALES COUNTY DEED RECORDS AND IS ALSO LOCATED NORTH 28 DEGREES 05 MINUTES 51 SECONDS EAST, A DISTANCE OF 35.15 FEET FROM THE NORTH CORNER OF A CALLED 2.1094 ACRE TRACT RECORDED IN GONZALES COUNTY CLERKS FILE NUMBER 21308899 OF THE GONZALES COUNTY DEED RECORDS, SAID POINT OF BEGINNING BEING IN THE EAST LINE OF COUNTY ROAD NO. 475 (AKA IRON MOUNTAIN ROAD), FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 15 DEGREES 23 MINUTES 48 SECONDS EAST, 0.33 FEET;

THENCE WITH THE SOUTH LINE OF SAID HIGHWAY NO. 10, SOUTH 82 DEGREES 09 MINUTES 09 SECONDS EAST, A DISTANCE OF 121.58 FEET TO A 1/2 INCH IRON ROD FOUND IN SAID LINES AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF 2.00 ACRES OF LAND, MORE OR LESS, DESCRIBED IN THAT CERTAIN DEED FROM ERAZO REALTY LIMITED PARTNERSHIP FOR A CORNER OF THIS TRACT OR PARCEL OF LAND HEREBY INTENDED TO BE DESCRIBED;

THENCE WITH THE WEST LINE OF THE SAID 2.00 ACRE TRACT, SOUTH 11 DEGREES 23 MINUTES 51 SECONDS WEST, A DISTANCE OF 387.50 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET AT THE SOUTHWEST CORNER OF SAID 2.00 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS TRACT OR PARCEL OF LAND HEREBY INTENDED TO BE DESCRIBED;

THENCE WITH THE SOUTH LINE OF THE SAID 2.00 ACRE TRACT, SOUTH 61 DEGREES 54 MINUTES 09 SECONDS EAST, A DISTANCE OF 146.25 FEET TO A 5/8 INCH IRON ROD STAMPED SOUTH TEXAS SURVEYING SET AT THE SOUTHWEST CORNER OF SAID 2.00 ACRE TRACT AND IN THE NORTHWEST LINE OF THAT CERTAIN TRACT OF 6.856 ACRES OF LAND, MORE OR LESS, SURVEYED FOR BONN THOMAS EDWARD RECORDED IN VOLUME 172, PAGE 240 OF THE GONZALES COUNTY DEED RECORDS, BEING THE MOST EASTERLY CORNER OF THIS TRACT OR PARCEL OF LAND HEREBY INTENDED TO BE DESCRIBED;

THENCE WITH THE NORTHWEST LINE OF THE SAID 6.856 ACRE TRACT, SOUTH 28 DEGREES 05 MINUTES 51 SECONDS WEST, A DISTANCE OF 3.91 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT OR PARCEL OF LAND HEREBY INTENDED TO BE DESCRIBED, FROM WHICH A 1/2 INCH IRON ROD BEAT FOUND BEARS NORTH 25 DEGREES 51 MINUTES 17 SECONDS WEST, 0.73 FEET;

THENCE NORTH 61 DEGREES 54 MINUTES 09 SECONDS WEST, A DISTANCE OF 371.67 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE SOUTHWEST CORNER OF THIS TRACT OR PARCEL OF LAND HEREBY INTENDED TO BE DESCRIBED;

THENCE NORTH 28 DEGREES 05 MINUTES 51 SECONDS EAST, A DISTANCE OF 868.24 FEET TO THE PLACE OF BEGINNING CONTAINING 5.9915 ACRES OF LAND, MORE OR LESS.

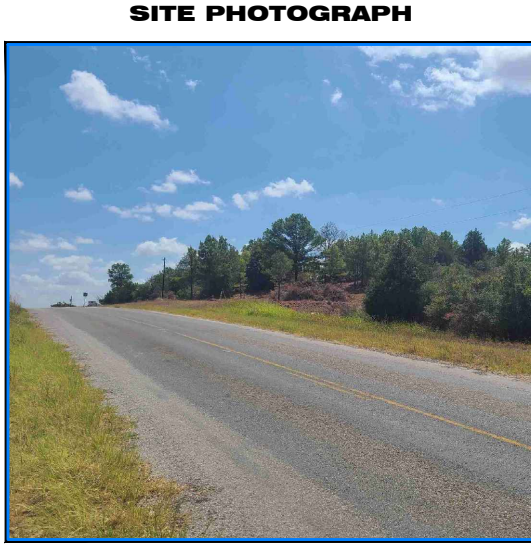
**NOTES:**

- ALL BEARING SHOWN HEREON ARE BASED ON G.P.S. OBSERVATION TEXAS SOUTH CENTRAL ZONE.
- SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 2302910 OF COMMONWEALTH LAND TITLE INSURANCE COMPANY. EFFECTIVE DATE: JULY 20, 2023.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2023. ALL RIGHTS RESERVED.

**FLOOD NOTE:**

PROPERTY LIES WITHIN FLOOD ZONE \_\_\_\_\_, ACCORDING TO F.I.R.M. MAP NO. 48172C 0005D, DATE 01-22-2020, BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.



**SURVEYOR'S CERTIFICATION**

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plot correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GP 2302910 of COMMONWEALTH LAND TITLE INSURANCE COMPANY

**FRED W. LAWTON**  
2321  
PROFESSIONAL LAND SURVEYOR

Fred W. Lawton, Registered Professional Land Surveyor No. 2321

**SURVEY OF**

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN GONZALES COUNTY, TEXAS, BEING PART OF THE DANIEL LAMKIN 160 ACRE SURVEY, ABSTRACT NO. 542, AND BEING PART OF THAT CERTAIN TRACT OF 160 ACRES OF LAND DESCRIBED IN THAT CERTAIN LETTER PATENT FROM PAT M. NEFF, GOVERNOR OF THE STATE OF TEXAS TO DANIEL LAMKIN, ISSUED MARCH 6TH, A. D. 1923, RECORDED IN VOLUME 122, PAGES 146-147 OF THE GONZALES COUNTY DEED RECORDS AND PART OF THAT CERTAIN TRACT OF 212.751 ACRES OF LAND.

ADDRESS: 0 INTERSTATE 10 @ IRON MOUNTAIN ROAD  
GONZALES, TEXAS 78629

SITE:

JOB NO: 1283-23  
DATE: 09-11-23

SCALE: 1" = 40'  
SHEET 1 OF 1

**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**  
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082  
281-556-6918 FAX 281-556-9331  
Firm Number: 10045400

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**JOB NO: 1283-23**