

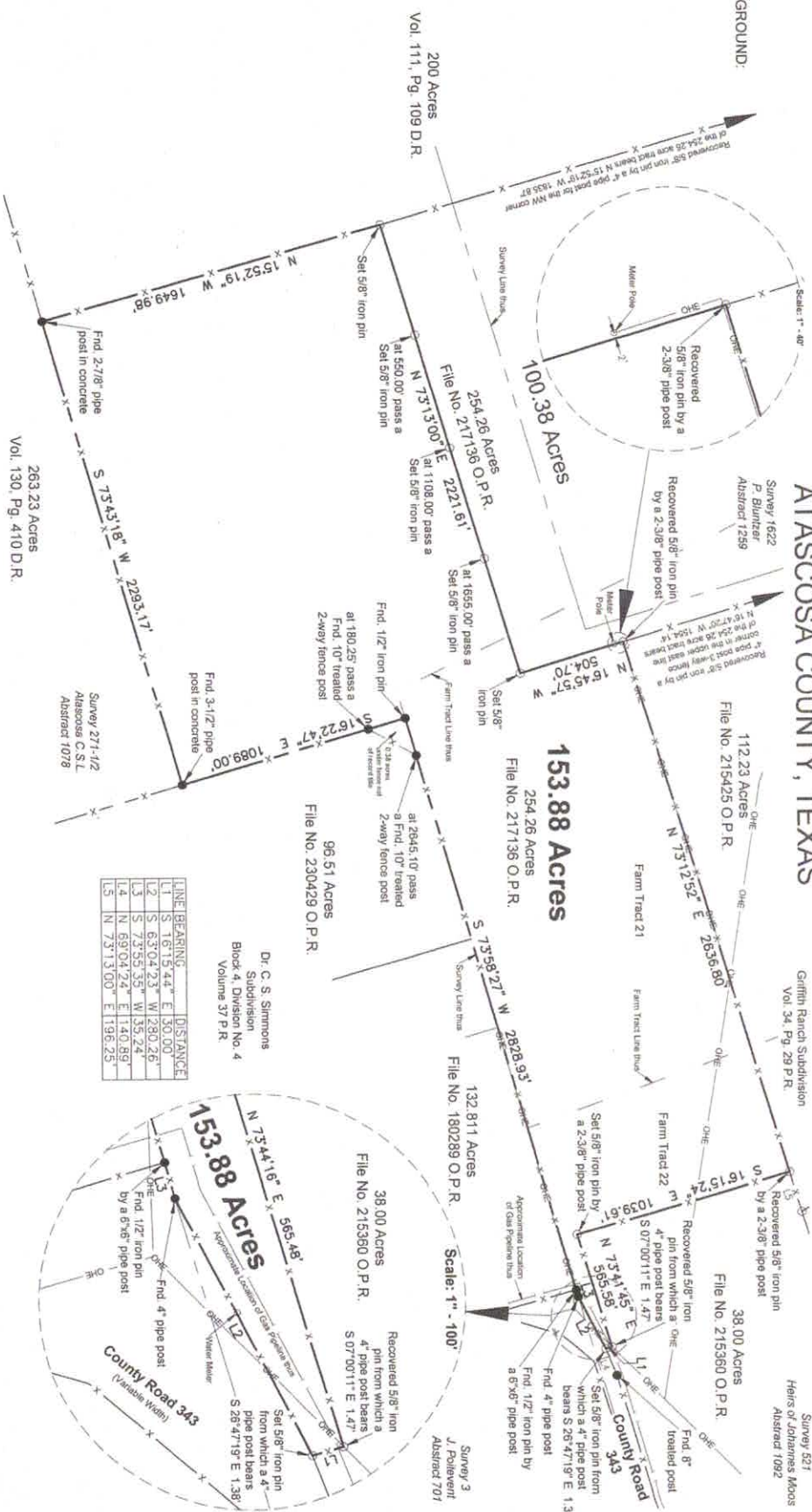
PREPARED FOR:
Carol Ann Rody

SURVEYED ON THE GROUND:
June 01, 2023



Scale: 1" = 500'
BEARINGS SHOWN HEREON
ARE BASED ON MAG. BEARINGS
FROM GPS OBSERVATIONS

ATASCOSA COUNTY, TEXAS



LINE	BEARING	DISTANCE
1	S 61°19'44" E	50.00'
2	S 63°04'23" W	280.26'
3	S 73°33'33" W	337.24'
4	N 69°04'24" E	140.89'
5	N 73°13'00" E	196.25'

Dr. C. S. Simmons
Subdivision
Block 4, Division No. 4
Volume 57 P.F.R.

- LEGEND:
- OHE — OVERHEAD ELECTRIC LINE
 - X — FENCE
 - OFFICIAL PUBLIC RECORDS ATASCOSA COUNTY, TEXAS
 - DEED RECORDS ATASCOSA COUNTY, TEXAS
 - PLAT RECORDS ATASCOSA COUNTY, TEXAS
 - FOUND IRON PIN OR AS MARKED
 - SET 5/8" IRON PIN OR AS MARKED

A Plat of 153.88 Acres out of a 254.26 acre tract,
File No. 217136 Official Public Records of Atascosa
County, Texas and out of the Heirs of Johannes Moos
Survey 521, Abstract 1092, Atascosa County, Texas.



I hereby certify that the foregoing plat and accompanying field note description were prepared from an actual survey performed on the ground by me and to the best of my knowledge and belief it is true and correct. Hay & Associates Surveying Co. accepts responsibility for this plat only to the original clients for which it was prepared.

Charles M. Hay
Charles M. Hay, R.P.L.S. No. 6437
Hay & Associates Surveying Co.
Firm No. 10193959
271 CR 448, Hondo, Texas 78861
charles@haysurveying.com
Job: 2021015-4
Updated: June 15, 2023

Hay & Associates Surveying Co.

contacthaysurveying@gmail.com

Firm # 10193959

(830) 426-8553

STATE OF TEXAS
COUNTY OF ATASCOSA

Field Notes of 153.88 Acres out of a 254.26 acre tract, File No. 217136 Official Public Records of Atascosa County, Texas and out of the Heirs of Johannes Moos Survey 521, Abstract 1092, Atascosa County, Texas.

BEGINNING at a 1/2" iron pin found by a 6"x6" pipe post, in the ostensible south line of Survey 521, the south line of the 254.26 acre tract, for the northwest corner of County Road 343, and the northeast corner of a 132.811 acre tract, File No. 180289 Official Public Records of Atascosa County, Texas.

THENCE S 73°58'27" W, with the ostensible south line of Survey 521, the north line of the 132.811 acre tract, and generally with the fence; at 2645.10 feet pass a 10" treated post 2-way fence corner; continuing a total of 2828.93 feet to a 1/2" iron pin found for the interior corner of the 254.26 acre tract and the northwest corner of a 96.51 acre tract, File No. 230429 Official Public Records of Atascosa County, Texas.

THENCE S 16°22'47" E, with the lower ostensible east line of Survey 521, the west line of the 96.51 acre tract, and generally with the fence; at 180.25 feet pass a 10" treated 2-way fence corner; continuing a total of 1089.00 feet to a 3-1/2" pipe post found in concrete for the lower ostensible southeast corner of Survey 521, the northeast corner of a 263.23 acre tract, Volume 130, Page 410 Deed Records of Atascosa County, Texas, and the lower southeast corner of the 254.26 acre tract.

THENCE S 73°43'18" W, with the ostensible south line of Survey 521, the north line of the 263.23 acre tract, and generally with the fence, 2293.17 feet to a 2-7/8" pipe post 3-way fence corner found in concrete for the southeast corner of a 200 acre tract, Volume 111, Page 109 Deed Records of Atascosa County, Texas, and the southwest corner of the 254.26 acre tract.

THENCE N 15°52'19" W, with the east line of the 200 acre tract, the west line of the 254.26 acre tract, and generally with the fence, 1649.98 feet to a 5/8" iron pin set under fence for the southwest corner of a 100.38 acre tract surveyed this same day and the lower northwest corner of the subject tract, a 5/8" iron pin recovered by a 4" pipe post 3-way fence corner for the northwest corner of the 254.26 acre tract bears N 15°52'19" W 1835.87 feet.

THENCE N 73°13'00" E, into the 254.26 acre tract with the south line of the 100.38 acre tract; at 550.00 feet pass a 5/8" set iron pin; at 1108.00 feet pass a 5/8" set iron pin; at 1655.00 feet pass a 5/8" set iron pin; continuing a total of 2221.61 feet to a 5/8" iron pin set for the southeast corner of the 100.38 acre tract and an interior corner of the subject tract.

THENCE N 16°45'57" W, over and across the 254.26 acre tract with the east line of the 100.38 acre tract, 504.70 feet to a 5/8" iron pin recovered by a 2-3/8" pipe post 2-way fence corner for the southwest corner of a 112.23 acre tract, File No. 215425 Official Public Records of Atascosa County, Texas, an interior corner of the 254.26 acre tract, and the upper northwest corner of the subject tract, a 5/8" iron pin recovered by a 4" pipe post 3-way fence corner in the upper east line of the 254.26 acre tract bears N 16°47'20" W 1554.14 feet.

THENCE N 73°12'52" E, with the north line of the 254.26 acre tract, the south line of the 112.23 acre tract, and generally with the fence, 2636.80 feet to a 5/8" iron pin recovered by a 2-3/8" pipe post 3-way fence corner for the middle northeast corner of the 254.26 acre tract, the northwest corner of a 38.00 acre tract, File No. 215360 Official Public Records of Atascosa County, Texas, and the upper northwest corner of the subject tract, a 5/8" iron pin set for the lower southwest corner of the 112.23 acre tract bears N 73°13'00" E 196.25 feet.

THENCE with the west and south lines of the 38.00 acre tract, the north and east lines of the 254.26 acre tract, and generally with the fence:

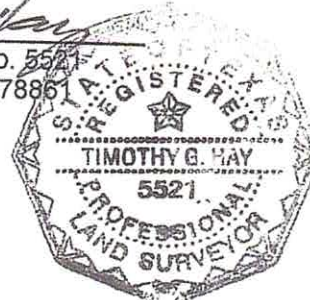
S 16°15'24" E 1039.61 feet to a 5/8" iron pin set by a 2-3/8" pipe post 2-way fence corner;
N 73°41'45" E 565.58 feet to a 5/8" recovered iron pin, a 4" pipe post 2-way fence corner
bears S 07°00'11" E 1.47 feet.

S 16°15'44" E 30.00 feet to a 5/8" iron pin set in the north line of County Road 343, for the southeast corner of the 254.26 acre tract, the lower southwest corner of the 38.00 acre tract, and the southeast corner of the subject tract, a 4" pipe post 3-way fence corner bears S 26°47'19" E 1.38 feet and an 8" treated post found for angle in the south line of the 38.00 acre tract bears N 69°04'24" E 140.89 feet.

THENCE, with the north line of County Road 343, the south line of the 254.26 acre tract, and generally with the fence, S 63°04'23" W 280.26 feet to a 4" pipe post found for angle and S 73°55'35" W 35.24 feet to the POINT OF BEGINNING. Surveyed on the ground June 01, 2023 and prepared for Carol Ann Roby. Bearings shown herein are based on WGS 84 from GPS observations.

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground by me and to the best of my knowledge and belief it is true and correct. Hay & Associates Surveying Co. accepts responsibility for these field notes only to the original clients for which it was prepared.


Timothy G. Hay, R.P.L.S. No. 5521
271 CR 448, Hondo, Texas 78861
Job: 2021015-4-153.88ac



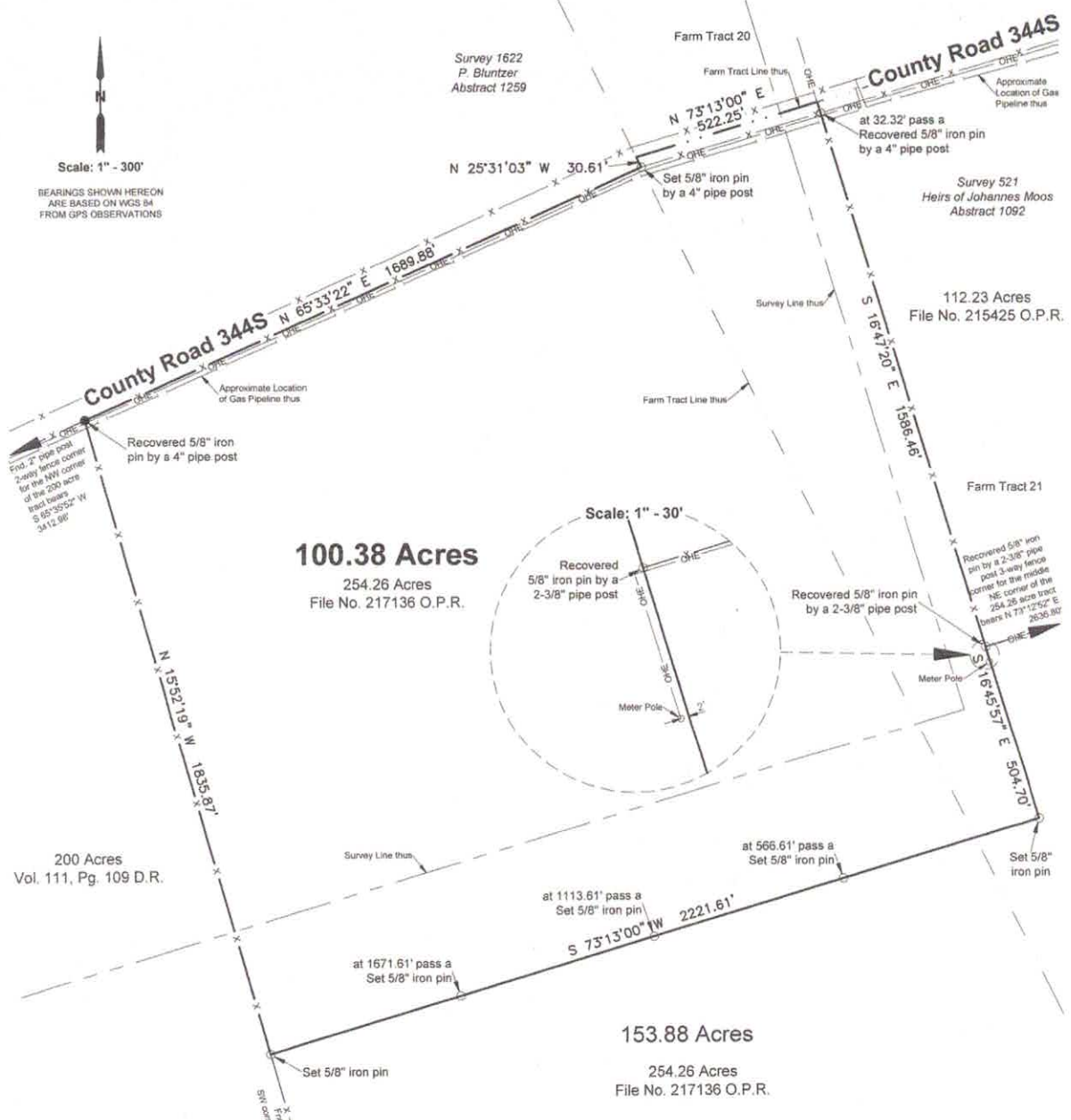
PREPARED FOR:
Carol Ann Roby

SURVEYED ON THE GROUND:
June 01, 2023

ATASCOSA COUNTY, TEXAS

Griffith Ranch Subdivision
Vol. 34, Pg. 29 P.R.

Survey 7
J. Pollevent
Abstract 640



LEGEND: — OHE — OVERHEAD ELECTRIC FENCE
X

O.P.R. OFFICIAL PUBLIC RECORDS ATASCOSA COUNTY, TEXAS
D.R. DEED RECORDS ATASCOSA COUNTY, TEXAS
P.R. PLAT RECORDS ATASCOSA COUNTY, TEXAS

● FOUND IRON PIN OR AS MARKED
○ SET 5/8" IRON PIN OR AS MARKED

I hereby certify that the foregoing plat and accompanying field note description were prepared from an actual survey performed on the ground by me and to the best of my knowledge and belief it is true and correct. Hay & Associates Surveying Co. accepts responsibility for this plat only to the original clients for which it was prepared.

Charles M. Hay
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Hay & Associates Surveying Co.
Firm No. 10193959
271 CR. 448, Hondo, Texas 78861
contacthaysurveying@gmail.com
Job: 2021015-5
Updated: June 15, 2023



A Plat of 100.38 Acres out of a 254.26 acre tract, File No. 217136 Official Public Records of Atascosa County, Texas; consisting of 22.33 acres out of the Heirs of Johannes Moos Survey 521, Abstract 1092, and 78.05 acres out of the P. Bluntzer Survey 1622, Abstract 1259, Atascosa County, Texas.

Hay & Associates Surveying Co.

contacthaysurveying@gmail.com

Firm # 10193959

(830) 426-8553

STATE OF TEXAS
COUNTY OF ATASCOSA

Field Notes of 100.38 Acres out of a 254.26 acre tract, File No. 217136 Official Public Records of Atascosa County, Texas; consisting of 22.33 acres out of the Heirs of Johannes Moos Survey 521, Abstract 1092, and 78.05 acres out of the P. Bluntzer Survey 1622, Abstract 1259, Atascosa County, Texas.

BEGINNING at a 5/8" iron pin recovered by a 4" pipe post 3-way fence corner in the south line of County Road 344S, for the northeast corner of a 200 acre tract, Volume 111, Page 109 Deed Records of Atascosa County, Texas, the northwest corner of the 254.26 acre tract, for the northwest corner of the subject tract, a 2" pipe post 2-way fence corner found for the northwest corner of the 200 acre tract bears S 65°35'52" W 3412.98 feet.

THENCE N 65°33'22" E, with the north line of the 254.26 acre tract, the south line of County Road 344S, and generally with the fence, 1689.88 feet to a 5/8" iron pin set by a 4" pipe post 2-way fence corner for an interior corner of the 254.26 acre tract.

THENCE N 25°31'03" W 30.61 feet to a point in County Road 344S and for the upper northwest corner of the 254.26 acre tract.


THENCE N 73°13'00" E, with the north line of the 254.26 acre tract, 522.25 feet to a point in County Road 344S, for the northwest corner of a 112.23 acre tract, File No. 215425 Official Public Records of Atascosa County, Texas, the upper northeast corner of the 254.26 acre tract, and the northeast corner of the subject tract.

THENCE S 16°47'20" E, with the east line of the 254.26 acre tract and the west line of the 112.23 acre tract; at 32.32 pass a 5/8" iron pin recovered by a 4" pipe post 3-way fence corner; continuing generally with the fence a total of 1586.46 feet to a 5/8" iron pin recovered by a 2-3/8" pipe post 2-way fence corner for the southwest corner of the 112.23 acre tract, the upper northwest corner of a 153.88 acre tract surveyed this same day, and an interior corner of the 254.26 acre tract, a 5/8" iron pin recovered by a 2-3/8" pipe post 3-way fence corner for the middle northeast corner of the 254.26 acre tract bears N 73°12'52" E 2636.80 feet.

THENCE over and across the 254.26 acre tract, with the west and north lines of the 153.88 acre tract, S 16°45'57" E 504.70 feet to a 5/8" set iron pin and S 73°13'00" W; at 566.61 feet pass a 5/8" set iron pin; at 1113.61 feet pass a 5/8" set iron pin; at 1671.61 feet pass a 5/8" set iron pin; continuing a total of 2221.61 feet to a 5/8" iron pin set under fence in the east line of the 200 acre tract, the west line of the 254.26 acre tract, for the lower northwest corner of the 153.88 acre tract, and the southwest corner of the subject tract, a 2-7/8" pipe post found in concrete 3-way fence corner for the southwest corner of the 254.26 acre tract bears S 15°52'19" E 1649.98 feet.

THENCE N 15°52'19" W, with the east line of the 200 acre tract, the west line of the 254.26 acre tract, and generally with the fence, 1835.87 feet to the POINT OF BEGINNING. Surveyed on the ground June 01, 2023 and prepared for Carol Ann Roby. Bearings shown herein are based on WGS 84 from GPS observations.

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground by me and to the best of my knowledge and belief it is true and correct. Hay & Associates Surveying Co. accepts responsibility for these field notes only to the original clients for which it was prepared.


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Job: 2021015-5-100.38ac

