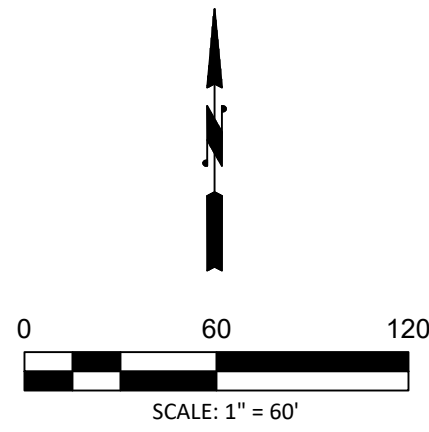
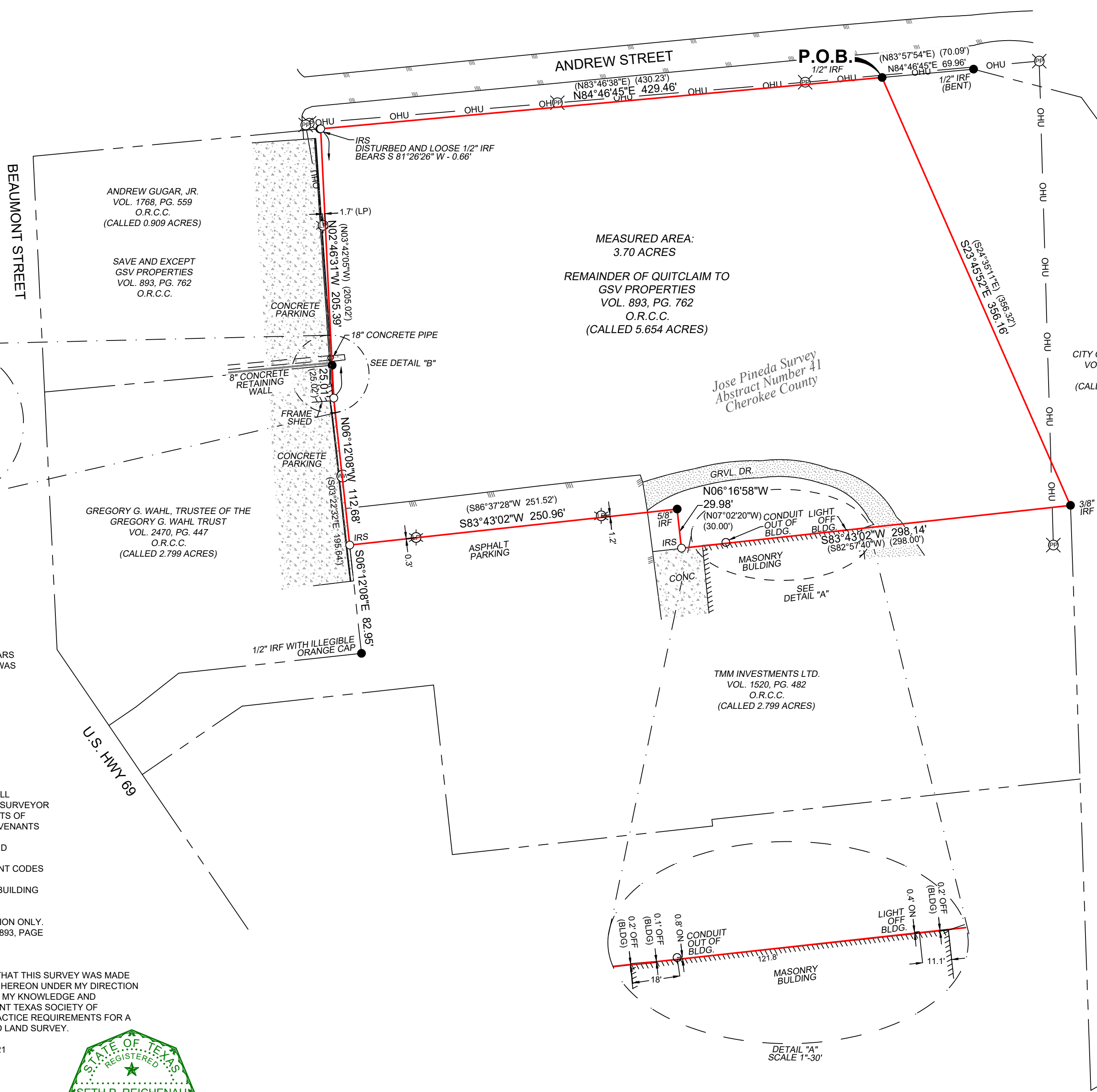


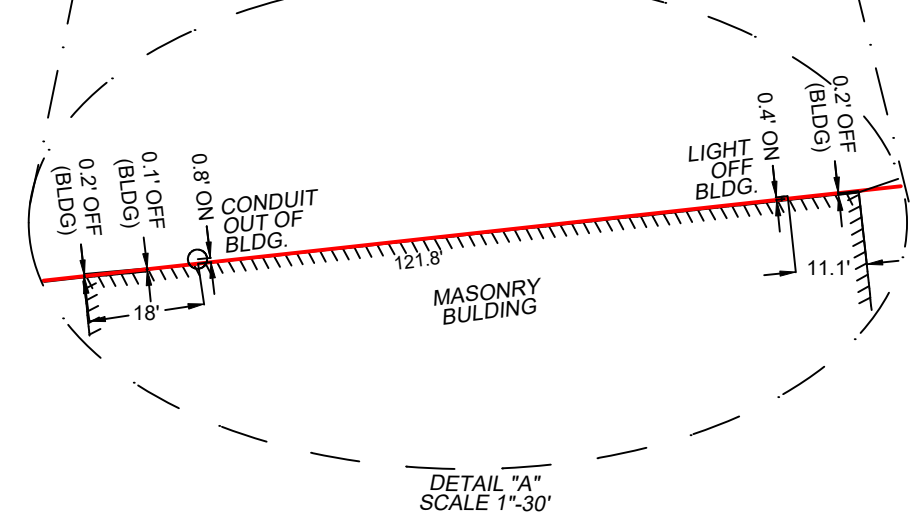
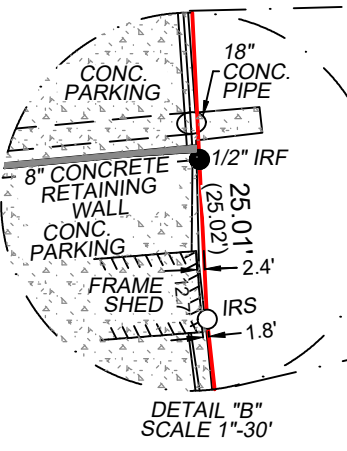
# BOUNDARY SURVEY OF ±3.70 ACRES SITUATED IN THE JOSE PINEDA SURVEY, ABSTRACT NUMBER 41 CHEROKEE COUNTY, TEXAS



LEGEND	
	1/2" IRON ROD SET (PINK CAP STAMPED "SURVEY WORKS 6356")
	1/2" IRON ROD FOUND (UNLESS NOTED)
	WASTE WATER MANHOLE
	POWER POLE
	LIGHT POLE
	MISCELLANEOUS ITEM (AS NOTED)
	OHU — OVERHEAD UTILITY
	— PROPERTY LINE
	— EDGE OF PAVEMENT
	— ADJOINER LINE
	CONCRETE AREA
	WALLS (TYPE NOTED)
	GRAVEL AREA
	VOL. PG. OFFICIAL RECORDS
	O.R.C.C. CHEROKEE COUNTY
	ON/OFF FENCELINE ON/OFF
	R.O.W. SUBJECT PROPERTY
	( ) RECORD INFORMATION



MEASURED AREA:  
3.70 ACRES  
  
REMAINDER OF QUITCLAIM TO  
GSV PROPERTIES  
VOL. 893, PG. 762  
O.R.C.C.  
(CALLED 5.654 ACRES)



**METES AND BOUNDS DESCRIPTION**

BEING a 3.70 acre tract or parcel of land situated in the Jose Pineda Survey, Abstract Number 41, Cherokee County, Texas, and being part of the remaining portion of a called 5.654 acre tract of land described to GSV Properties in a Quitclaim Deed as recorded in Volume 893, Page 762, Official Records, Cherokee County, Texas, and said tract of land being described more particularly by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said GSV Properties tract and the northwest corner of a tract of land described to the City of Jacksonville as recorded in Volume 1453, Page 280, Official Records, Cherokee County, Texas, and said point being in the south line of Andrew Street;

THENCE South 23°45'52" East departing the south line of said Andrew Street and following the common line of said GSV Properties tract and said City of Jacksonville tract for a distance of 356.16 feet to a 3/8-inch iron rod found for the southeast corner of said GSV Properties tract and the northeast corner of a tract of land described to TMM Investments LTD. As recorded in Volume 1520, Page 482, Official Records, Cherokee County, Texas;

THENCE departing the west line of said City of Jacksonville tract and following the common line of the remaining portion of said GSV Properties, LLC tract and said TMM Investments LTD. Tract the following three (3) courses and distances:

South 83°43'02" West for a distance of 298.14 feet to a 1/2-inch iron rod with a cap stamped "Survey Works 6356" set for corner;

North 06°16'58" West for a distance of 29.98 feet to a 5/8-inch iron rod found for corner;

South 83°43'02" West for a distance of 250.96 feet to a 1/2-inch iron rod with a cap stamped "Survey Works 6356" set for corner in the east line of a tract of land described to Gregory G. Wahl, Trustee of the Gregory G. Wahl Trust as recorded in Volume 2470, Page 447, Official Records, Cherokee County, Texas, and from said point a found 1/2-inch iron rod bears South 06°12'08" East, 82.95 feet;

THENCE North 06°12'08" West following the common line of said Gregory G. Wahl tract and the remainder of said GSV Properties tract for a distance of 112.68 feet to a 1/2-inch iron rod with a cap stamped "Survey Works 6356" set for corner;

THENCE North 02°46'31" West continuing along said common line, at a distance of 25.01 feet passing a 1/2-inch iron rod found for the northeast corner of said Gregory G. Wahl tract and the southeast corner of a tract of land described to Andrew Gugar, Jr. as recorded in Volume 1768, Page 559, Official Records, Cherokee County, Texas, continuing and following the east line of said Andrew Gugar Jr. tract for a total distance of 205.39 feet to a 1/2-inch iron rod with a cap stamped "Survey Works 6356" set for the northeast corner of said Andrew Gugar, Jr. tract and the south line of said Andrew Street;

THENCE North 84°46'45" East following the common line of said GSV Properties tract and said Andrew Street for a distance of 429.46 feet to the POINT OF BEGINNING and containing 3.70 acres of land, more or less.

**FLOOD INFORMATION**  
PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN MAP NUMBER 48073C0285D, DATED 01/06/2011.

**DATUM & BEARING BASIS**  
TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD 83. ELEVATION DATA NAVD 88, GEOID 12B. DISTANCES IN US SURVEY FEET (GRID).

- GENERAL NOTES:**
- 1) THIS PROPERTY IS SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS. SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE.
  - 2) THIS SURVEY ONLY SHOWS ABOVE GROUND IMPROVEMENTS.
  - 3) SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
  - 4) DUE TO DIFFERING BUILDING PRACTICES, BUILDING DIMENSIONS ARE APPROXIMATE.
  - 5) ANY UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY.
  - 6) OWNERSHIP DEED RECORDED IN VOLUME 893, PAGE 762, CHEROKEE COUNTY RECORDS.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION II TSPS STANDARD LAND SURVEY.

DATE OF LAST FIELD WORK: FEBRUARY 9, 2021

*Seth Reichenau*  
SETH REICHENAU R.P.L.S. NO 6735    FEBRUARY 10, 2021  
FIRM NO. 10194157  
DRAWN BY: IM    REVIEWED BY: SPR  
FIELD CREW: GM  
REVISION #:



SURVEYED FOR: BGE, INC  
PROJECT NO. 21-0035  
ANDREW STREET  
JACKSONVILLE, TX

INFO@SURVEYWORKSAUSTIN.COM  
SURVEYWORKSAUSTIN.COM  
1207 UPLAND DRIVE  
AUSTIN, TX 78741  
FIRM #10194157  
(512) 599-8067