

ANDREW ZUMWALT 3/4 LEAGUE
 ABSTRACT NO. 503
 GONZALES COUNTY, TEXAS

JAMES A. MOLNOSKEY
 12.032 ACRES
 822 / 748 O.R.

JANELLE FLOYD POE
 83.336 ACRES
 1330 / 432 O.R.

JOHN EDGAR MALLORY, JR.
 STEPHANIE A. WERTH
 TRACT ONE 12.748 ACRES
 1344 / 979 O.R.

12.911 ACRES

G.P.S. GRID NORTH

LEGEND

- 5/8" IRON ROD FOUND
- ⊙ WATER METER
- E— ELECTRIC LINE
- x— WIRE FENCE
- O.R. OFFICIAL RECORDS

NOTE: ALL FOUND MONUMENTS DESCRIBED WITH HEIGHT ABOVE GROUND OR BELOW GROUND INDICATED WITH A #, 0, OR +#

TOWN OF GONZALES
 RANGE 15 EAST OF WATER STREET

LOT 5
 LOT 4

COUNTY ROAD 488

(-1)

(0)

(+1)

(+2)

(+1)

@243.89'

N 68°14'01" E 1404.09'

S 21°45'08" E 400.07'

S 68°14'01" W 1407.45'

N 21°16'15" W 400.05'



PLAT SHOWING all that certain tract of 12.911 acres of land, more or less, lying and being situated in Gonzales County, Texas, being part of the Andrew Zumwalt 3/4 League, Abstract No. 503, more particularly being part of a 33.213 acre tract of land described as FIRST TRACT in Warranty Deed dated August 15, 2019, executed by Ernestine Stovall, et al., to River Land Holdings, LLC, recorded in Volume 1321, Page 127, of the Official Records of Gonzales County.

The undersigned does hereby certify that this survey was this day made OCTOBER 06, 2020, on the ground of the property, legally described hereon and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments, overlapping of improvements, easements or apparent rights-of-way, except as shown hereon, and said property has access to and from dedicated roadway, except as shown hereon.

[Signature]
 SETH M. FULLILOVE
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6397

GONZALES FIRST SHOT SURVEYING, L.L.C. 403 St. GEORGE STREET GONZALES, TEXAS 78629 830-672-6585 FIRM# 10172000		
SCALE: 1" = 150'	DATE: 10/06/20	SIZE: 11x17
DRAWN: GAB	CHECKED:	JOB: S20-235