

# PLAT OF SURVEY SHOWING A 115.75 ACRE TRACT M. CODY SURVEY, A-99 GUADALUPE COUNTY, TEXAS



SCALE: 1" = 400'  
0' 200' 400'

P.O.B.  
X=2336859.72  
Y=13818935.95

JAMES DAVID BOYSEN AND DIANE KEELER BOYSEN  
CALLED 183.229 ACRES  
VOLUME 1094, PAGE 342  
D.R.G.C.T.

531AC POOLEY, LLC.  
TRACT 2  
CALLED 111.029 ACRES  
DOCUMENT NO. 201899012783  
O.P.R.G.C.T.

G. CHATWELL  
A-85

J. MURPHY  
A-237

E. PETTUS  
A-31

M. CODY  
A-99

SAMUEL HEITKAMP AND DENNIS M. HEITKAMP  
CALLED 116.00 ACRES  
VOLUME 525, PAGE 150  
D.R.G.C.T.

SURVEYED: 115.75 ACRES  
OR 5,042,153 SQ FT

R. SMITH  
A-286

JON LAYMON AND JENNIFER LAYMON  
CALLED 137.177 ACRES  
DOCUMENT NO. 201899013519  
O.P.R.G.C.T.

U. WAKEFIELD  
A-326

BYLERPOOL ROAD

0.73 ACRE LYING WITHIN THE  
RIGHT OF WAY OF  
BYLERPOOL ROAD

"PK" NAIL  
SET

DILAPIDATED  
BRICK BLDG.

DILAPIDATED  
WOOD SHED

DILAPIDATED  
WOOD BARN

DILAPIDATED  
WOOD BARN

14.69'

1/2" IRON ROD  
WITH CAP STAMPED  
"B&A RPLS 2633"  
FOUND

**LEGAL DESCRIPTION:**

A 115.75 acre tract of land, being situated in the M. Cody Survey, Abstract No. 99, Guadalupe County, Texas, and being the same tract of land as a called 116.00 acre tract of land described in a deed to Samuel Heitkamp and Dennis M. Heitkamp, recorded in Volume 525, Page 150, Deed Records, Guadalupe County, Texas, (D.R.G.C.T.), and being more particularly described by metes and bounds description as follows:

BEGINNING (P.O.B., X=2336859.72, Y=13818935.95) at a 1/2-inch iron rod with cap stamped "Kolodzie Surveying" found for the North corner of this tract, same being the East corner of a called 111.029 acre tract of land, described in a deed to 531AC Pooley, LLC., recorded in Document No. 201899012783, Official Public Records, Guadalupe County, Texas, (O.P.R.G.C.T.), same also being the North corner of the J. Murphy Survey, Abstract No. 237, same also being the East corner of the G. Chatwell Survey, Abstract No. 85, and also being in the West line of the E. Pettus Survey, Abstract No. 31;

THENCE South 41°01'56" East, with the East line of said J. Murphy Survey and the West line of said E. Pettus Survey, a distance of 1500.24' to a 1/2-inch iron rod with cap stamped "Topographic" set for the East corner of this tract, and also being in the West line of a called 183.229 acre tract of land, described in a deed to James David Boyesen and Diane Keeler Boyesen, recorded in Volume 1094, Page 342, (D.R.G.C.T.);

THENCE South 49°41'59" West, at a distance of 3409.37' passing a 1/2-inch iron rod with cap stamped "B&A RPLS 2633" found for reference in the apparent East line of Bylerpool Road, continuing in all for a total distance of 3431.58' to a "PK" nail set in Bylerpool Road for the South corner of this tract, same being the West corner of a called 137.177 acre tract of land, described in a deed to Jon Laymon and Jennifer Laymon, recorded in Document No. 201899013519, (O.P.R.G.C.T.), same also being in the West line of said M. Cody Survey, and also being the East line of the U. Wakefield Survey, Abstract No. 326;

THENCE North 41°01'12" West, with the West line of said M. Cody survey and the East line of said U. Wakefield Survey, a distance of 1438.81' to an iron rod with aluminum TXDOT cap found for the West corner of this tract, same being the South corner of said called 111.029 acre tract of land and being in Bylerpool Road;

THENCE North 48°40'26" East, with the West line of said M. Cody Survey and the West line of said G. Chatwell Survey, at a distance of 22.21' passing a 1/2-inch iron rod with cap stamped "Kolodzie Surveying" found for reference in Bylerpool Road, continuing in all for a total distance of 3431.04' to the POINT OF BEGINNING (P.O.B.) and containing 115.75 acres or 5,042,153 Square feet of land, more or less, of which 0.73 acre lies within the apparent Right Of Way of Bylerpool Road.

PROPERTY ADDRESS:  
NONE

THIS PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS, RESTRICTIONS, OR EXCEPTIONS AS STATED IN FILE NO. 21-625963-RR, EFFECTIVE SEPTEMBER 26, 2021:

10f. OIL, GAS AND MINERAL LEASE EXECUTED BY REV. SAMUEL HEITKAMP, DENNIS M. HEITKAMP, MARVIN F. HEITKAMP AND WIFE, CORA HEITKAMP TO E.G. CATLETT, DATED MARCH 19, 1981, FILED APRIL 10, 1981, RECORDED IN VOLUME 616, PAGE 756, DEED RECORDS, GUADALUPE COUNTY, TEXAS.

FLOOD PLAIN DESIGNATION, IF ANY, WAS NOT DETERMINED BY THIS SURVEYOR.

THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. TITLE COMMITMENT PROVIDED BY FIRST NATIONAL TITLE INSURANCE COMPANY, FILE NO. 21-625963-RR.

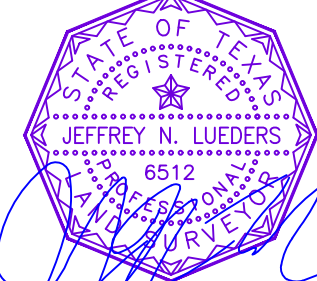
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

ORIGINAL DOCUMENT SIZE 11"X17"

IN CONNECTION WITH FILE NO. 21-625963-RR, EFFECTIVE SEPTEMBER 26, 2021:  
TO  
RAVI KAFLEY AND FIRST NATIONAL TITLE INSURANCE COMPANY.

I, JEFFREY N. LUEDERS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON OCTOBER 13, 2021. USE OF THIS SURVEY BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE IS STRICTLY PROHIBITED. THIS SURVEY IS NON-TRANSFERABLE AND IS CERTIFIED FOR THIS TRANSACTION ONLY.

BEARING BASE: BEARINGS SHOWN HEREON ARE "GRID" AND BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, AS DERIVED FROM RTK OBSERVATIONS REFERENCED TO THE TEXAS COOPERATIVE RTK NETWORK.  
COMBINED SCALE FACTOR: 0.999868340



Jeffrey N. Lueders, R.P.L.S. No. 6512  
CERTIFIED DATE: OCTOBER 19, 2021

**LEGEND**

- TRACT BORDER
- - - SURVEY/SECTION LINE
- STRUCTURE
- FENCE LINE
- x IRON ROD SET
- IRON ROD FOUND
- ⊗ NAIL SET