

PLAT OF SURVEY

TRACT LEGEND:

TRACT A: WHEATFIELD LANE (60' R.O.W.) (DEDICATED TO THE PUBLIC PER BUMBLEBEE ACRES PLAT)

TRACT B: BUMBLEBEE ACRES, BOOK 6, PAGES 203-204, P.R.G.C.T.



SCALE: 1" = 200'

50' WIDE INGRESS, EGRESS AND REGRESS EASEMENT VOLUME 512, PAGE 555

P.O.B.: 1/2" IR Found
1/2" IR Found bears:
N 40°49'56" W - 34.90'

CALLED 17.075 ACRES
MARIS STIPNIEKS AND WIFE,
ANITA STIPNIEKS
TO
MIKE SAUCEDO AND WIFE,
LESLIE SAUCEDO AND NYM
BARKER, III
DECEMBER 14, 1998
VOLUME 1395, PAGE 426

CALLED 7.06 ACRES
JANICE ESTELLE FICKE WEISE
TO
MICHAEL H. ACOSTA AND
WIFE, JANETTE V. ACOSTA
DECEMBER 9, 1994
VOLUME 1127, PAGE 209

S.A. & M.G. RR. CO. SURVEY, A-308 18.00 AC.

PORTION OF A
CALLED 36.65 ACRES
MARK ALLEN PENICK AND
MARILYN R. PENICK
TO
78777, LLC
APRIL 16, 2021
DOCUMENT NO. 202199013242

REMAINDER OF A
CALLED 36.65 ACRES
MARK ALLEN PENICK AND
MARILYN R. PENICK
TO
78777, LLC
APRIL 16, 2021
DOCUMENT NO. 202199013242

A. MITCHELL SURVEY, A-220

RESIDUE OF A CALLED 23.32 ACRES
JANICE ESTELLE FICKE WEISE
TO
HAROLD PERMINS AND
DEBORAH K. PERMINS
APRIL 15, 1994
VOL. 1092, PG. 93

(Call Overall: S 47°10'16" W - 1531.42')
Act: S 47°10'16" W - 762.07'



The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX South Central Zone - NAD 83)

I, Jace D. Scarbrough, do hereby state that this plat represents a survey made on the ground under my supervision during the month of April, 2021.

GIVEN UNDER MY HAND & SEAL, this the 19th day of April, 2022.

Jace Scarbrough
JACE D. SCARBROUGH - R.P.L.S. No. 6289



NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.



JDS SURVEYING, INC.
WWW.JDSSURVEY.COM

PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

LINE	BEARING	DISTANCE
L1	S 41°22'42" E	317.62'

LEGEND	
Barbed Wire Fence	— x —
Powerline	— e —
IRS	IRON ROD SET
IRF	IRON ROD FOUND

PLAT OF SURVEY 18.00 AC. LOCATED IN THE A. MITCHELL SURVEY, A-220 S.A. & M.G. RR. CO. SURVEY, A-308 GUADALUPE COUNTY, TEXAS

DRAWN BY: SJ	SCALE: 1" = 200'
SURVEYED BY: SM	REF: 2304
DATE: 04-19-2022	FILE NO: 2304B.DWG

JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118

159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

18.00 ACRES

All that certain lot, tract or parcel of land located within the S. A. & M. G. RR. Co. Survey, Abstract No. 308 and the A. Mitchell Survey, Abstract No. 220 of Guadalupe County, Texas and being a portion of a called 36.65 acre tract as described in a deed from Mark Allen Penick and wife, Marilyn R. Penick to 78777, LLC, dated April 16, 2021 and recorded in Document No. 202199013242 of the Official Public Records of Guadalupe County, Texas, and this 18.00 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Found in the Southwest line of a called 7.06 acre tract as described in a deed from Janice Estelle Ficke Weise to Michael H. Acosta and wife, Janette V. Acosta, dated December 9, 1994 and recorded in Volume 1127, Page 209, at the East common corner of said 36.47 acre tract and a called 17.075 acre tract as described in a deed from Maris Stipnieks and wife, Anita Stipnieks to Mike Saucedo and wife, Leslie Saucedo, and Nym Barker, III, dated December 14, 1998 and recorded in Volume 1395, Page 426, from which a 1/2" Iron Rod Found at the West corner of said 7.06 acre tract bears North 40 deg. 49 min. 56 sec. West, a distance of 34.90 feet;

THENCE South 41 deg. 07 min. 22 sec. East, with the Southwest line of said 7.06 acre tract, a distance of 668.71 feet to a 1/2" Iron Rod Found at the West common corner of said 7.06 acre tract and the residue of a called 23.32 acre tract as described in a deed from Janice Estelle Ficke Weise to Harold Perkins and Deborah K. Perkins, dated April 15, 1994 and recorded in Volume 1092, Page 93;

THENCE South 41 deg. 22 min. 42 sec. East, with the Southwest line of the residue of said 23.32 acre tract, passing a 1/2" Iron Rod Found at the West corner of Lot 10 of the Bumblebee Acres Subdivision, according to a plat recorded in Book 6, Pages 203 and 204 of the Plat Records of Guadalupe County, Texas (P.R.G.C.T.) at 257.56 feet and continuing with the Southwest line of said Bumblebee Acres, for a total distance of 317.62 feet to a 1/2" Iron Rod Found at the North corner of Lot 29 of the Crestview Subdivision, according to a plat recorded in Book 5, Page 380 A&B, P.R.G.C.T.;

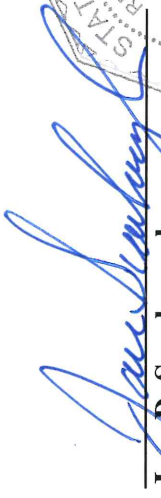
THENCE South 47 deg. 10 min. 16 sec. West, with the Northwest line of said Crestview Subdivision, a distance of 762.07 feet to a 1/2" Iron Rod Found at the North common corner of Lot 20 and Lot 21 of same;

THENCE North 42 deg. 40 min. 48 sec. West, across said 36.65 acre tract, a distance of 1,038.81 feet to a 1/2" Iron Rod Set for corner in the Southeast line of said 17.075 acre tract;

18.00 ACRES
Page 2 of 2

THENCE North 51 deg. 00 min. 46 sec. East, with the Southeast line of said 17.075 acre tract a distance of 789.09 feet to the POINT OF BEGINNING AND CONTAINING 18.00 ACRES OF LAND. See Map No. 2304B prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX South Central Zone – NAD 83). I, Jace D. Scarbrough, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of April, 2021.

GIVEN UNDER MY HAND & SEAL, this the 19th day of April, 2022.


Jace D. Scarbrough
Registered Professional Land Surveyor
State of Texas No. 6289

