

# PLAT OF SURVEY

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

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

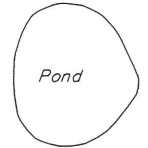
**BUMBLEBEE ACRES  
 BOOK 6, PAGES 203-204  
 P.R.G.C.T.**

### Access Easement 1.02 AC.

**18.65 AC.**

PORTION 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



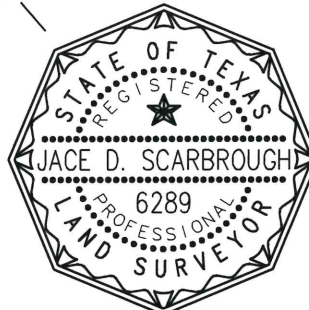
**CRESTVIEW SUBDIVISION  
 BOOK 5, PAGE 380 A&B  
 P.R.G.C.T.**

**P.O.B.-2: 1/2" IR Found**  
 1/2" IR Fnd. bears:  
 N 41'22'42" W - 60.06'

**P.O.B.-1: Point for Corner**  
 1/2" IR Found bears:  
 N 42'26'51" W - 440.78'  
 1/2" IR Set (reference) bears:  
 N 51'00'46" E - 3.00'

**1/2" IR Set**  
 1/2" IR Fnd. bears:  
 N 51'00'46" E - 789.09'

LINE	BEARING	DISTANCE
L1	N 42°10'51" W	283.65'
L2	N 42°06'58" W	246.32'
L3	N 41°46'57" W	250.81'
L4	N 41°39'50" W	308.86'
L5	N 42°40'48" W	50.00'
L6	N 02°57'53" E	102.40'
L7	N 48°45'33" E	49.71'
L8	S 41°22'42" E	120.06'



**TRACT LEGEND:**

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

TRACT B: RESIDUE OF A CALLED 23.32 ACRES, JANICE ESTELLE FICKE WEISE TO HAROLD PERKINS AND DEBORAH K. PERKINS, APRIL 15, 1994, VOLUME 1092, PAGE 93

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

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

(Call Overall: N 51'00'46" E - 1545.71')  
 Act: N 51'00'46" E - 756.62'

S 42°40'48" E - 1038.81'

(Call Overall: S 47°10'16" W - 1531.42')  
 Act: S 47°10'16" W - 769.35'

1/2" IRF  
 (N 41'22'42" W 191.57')

1/2" IRS  
 1/2" IRF  
 1/2" IRS

59.44'  
 1/2" IRF  
 Act & Call: L4

1/2" IRF  
 Act & Call: L3

1/2" IRF  
 Act & Call: L2

1/2" IRF  
 Act & Call: L1

**RANCHO VISTA  
 BOOK 4, PAGES 317-318  
 P.R.G.C.T.**

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.



**LEGEND**

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

**PLAT OF SURVEY  
 18.65 AC. AND 1.02 AC. ACCESS EASEMENT  
 A. MITCHELL SURVEY, A-220  
 S.A. & M.G. RR. CO. SURVEY, A-308  
 GUADALUPE COUNTY, TEXAS**

**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

DRAWN BY: SJ	SCALE: 1" = 100'
SURVEYED BY: SM	REF: 2304
DATE: 04-19-2022	FILE NO: 2304A.DWG

# JDS SURVEYING, INC.

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

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

## 18.65 ACRES

All that certain lot, tract or parcel of land located within 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 18.65 acre tract being more fully described as follows:

BEGINNING at a Point in the Northeast line of Lot 170 of the Rancho Vista Subdivision, according to a plat recorded in Book 4, Pages 317 and 318, Plat Records of Guadalupe County, Texas (P.R.G.C.T.), and being at the South corner of 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 17.075 acre tract bears North 42 deg. 26 min. 51 sec. West, a distance of 440.78 feet;

THENCE North 51 deg. 00 min. 46 sec. East, with the Southeast line of said 17.075 acre tract, passing a 1/2" Iron Rod Found for reference at 3.00 feet and continuing for a total distance of 756.62 feet to a 1/2" Iron Rod Set for corner, from which a 1/2" Iron Rod Found at the North corner of said 36.65 acre tract bears North 51 deg. 00 min. 46 sec. East, a distance of 789.09 feet;

THENCE South 42 deg. 40 min. 48 sec. East, across said 36.65 acre tract, a distance of 1,038.81 feet to a 1/2" Iron Rod Found at the North common corner of Lot 20 and Lot 21 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 769.35 feet to a 1/2" Iron Rod Found and being at the West corner of Lot 18 of said Crestview Subdivision;

THENCE with the Northeast line of said Rancho Vista Subdivision, the following four (4) courses and distances:

North 42 deg. 10 min. 51 sec. West, a distance of 283.65 feet to a 1/2" Iron Rod Found;

North 42 deg. 06 min. 58 sec. West, a distance of 246.32 feet to a 1/2" Iron Rod Found;

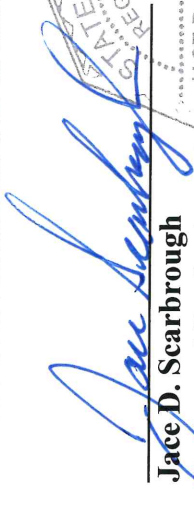
North 41 deg. 46 min. 57 sec. West, a distance of 250.81 feet to a 1/2" Iron Rod Found;


18.65 ACRES  
Page 2 of 2

North 41 deg. 39 min. 50 sec. West, passing a 1/2" Iron Rod Found at 249.42 feet and continuing for a total distance of 308.86 feet to the POINT OF BEGINNING AND CONTAINING 18.65 ACRES OF LAND.

See Map No. 2304A 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



# JDS SURVEYING, INC.

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

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

## 1.02 ACRES – ACCESS EASEMENT

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 1.02 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Found in the Southwest line 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.) and being 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., from which a 1/2" Iron Rod Found at the West corner of Lot 10 of said Bumblebee Acres Subdivision bears North 41 deg. 22 min. 42 sec. West, a distance of 60.06 feet;

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 across said 36.65 acre tract, the following four (4) courses and distances:

North 42 deg. 40 min. 48 sec. West, a distance of 50.00 feet to a 1/2" Iron Rod Set for corner;


North 47 deg. 10 min. 16 sec. East, a distance of 641.88 feet to a 1/2" Iron Rod Set for corner;

North 02 deg. 57 min. 53 sec. East, a distance of 102.40 feet to a 1/2" Iron Rod Set for corner;

North 48 deg. 45 min. 33 sec. East, a distance of 49.71 feet to a 1/2" Iron Rod Set for corner in the Southwest line of Wheatfield Lane per said Bumblebee Acres plat, from which a 1/2" Iron Rod Found at the West corner of 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 bears North 41 deg. 22 min. 42 sec. West, a distance of 197.57 feet;

THENCE South 41 deg. 22 min. 42 sec. East, with the Southwest line of said Wheatfield Lane and said Bumblebee Acres, a distance of 120.06 feet to the POINT OF BEGINNING AND CONTAINING 1.02 ACRES OF LAND. See Map No. 2304A 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

