

33.694 ACRES SITUATED IN GONZALES COUNTY, TEXAS, IN THE JOHN C. BAKER SURVEY, ABSTRACT No. 116, AND THE MARIAH JAMISON SURVEY ABSTRACT No. 300, AND BEING THE REMAINING PORTION OF THAT TRACT DESCRIBED AS 464.83 ACRES IN A WARRANTY DEED WITH VENDOR'S LIEN TO JOHN ED STEPAN & DEBRA ANN JORDAN-STEPAN, RECORDED AS VOLUME 847, PAGE 587, DEED RECORDS, GONZALES COUNTY, TEXAS.

JOB NO: 250714

DRAWN: JRB

F.C.: RB

300 0 300 600



Scale: 1" = 300'

THIS AREA DOES NOT APPEAR TO BE IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP #48177C0150C, DATED DEC. 3, 2010, THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.

CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	0°21'26"	5729.58'	35.72'	35.72'	N 09°17'37" W

RECORD CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	---	5729.58'	---	---	---

MARKET ROAD
2814

KELLIE A.
HERRING-McDANIEL
73.705 ACRES
V.1363/P.567

33.694 ACRES

JOHN ED STEPAN
& DEBRA ANN JORDAN-STEPAN
REMAINDER OF 464.83 ACRES
V.947/P.587

JOHN C. BAKER
SURVEY No. 116
SABRAM DILLARD
SURVEY No. 193
APPROXIMATE
SURVEY LINE
NO CAP
WELL
WELL
MARIAH JAMISON
SURVEY No. 300
MARIAH JAMISON
SURVEY No. 300

THE COUNTY ROAD 420
SHOWN HEREON HAS
BEEN VACATED

BEARINGS CITED HEREON BASED ON
STATE PLANE COORDINATES, TEXAS
SOUTH CENTRAL ZONE, NAD 83.

VIRGIAL DWAYNE SPANN &
REBECCA SPANN (DBA
ROCKING S RANCH)
431.44 ACRES
V.1059/P.134

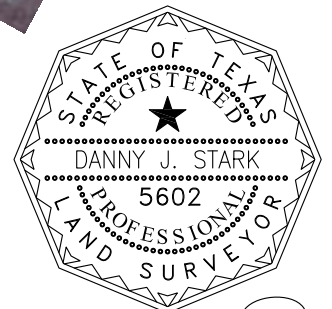
LEGEND

●	1/2" IRON ROD FOUND (AS NOTED)
+	CALCULATED POINT
○	METAL POLE
■	FENCE POST
—X—	WIRE FENCE
○	UTILITY POLE
—E—	ELECTRIC LINES
()	RECORD INFORMATION

Texas Land Surveying, Inc.

—A Land Surveying Firm—
3613 Williams Drive, Suite 903 — Georgetown, Texas 78628
(512) 930-1600 www.texas-ls.com
TBPLS FIRM NO.10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE STAMP AND SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY.
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Danny J. Stark
Witness my hand and seal this the
2nd Day of OCTOBER, 2025 A.D.