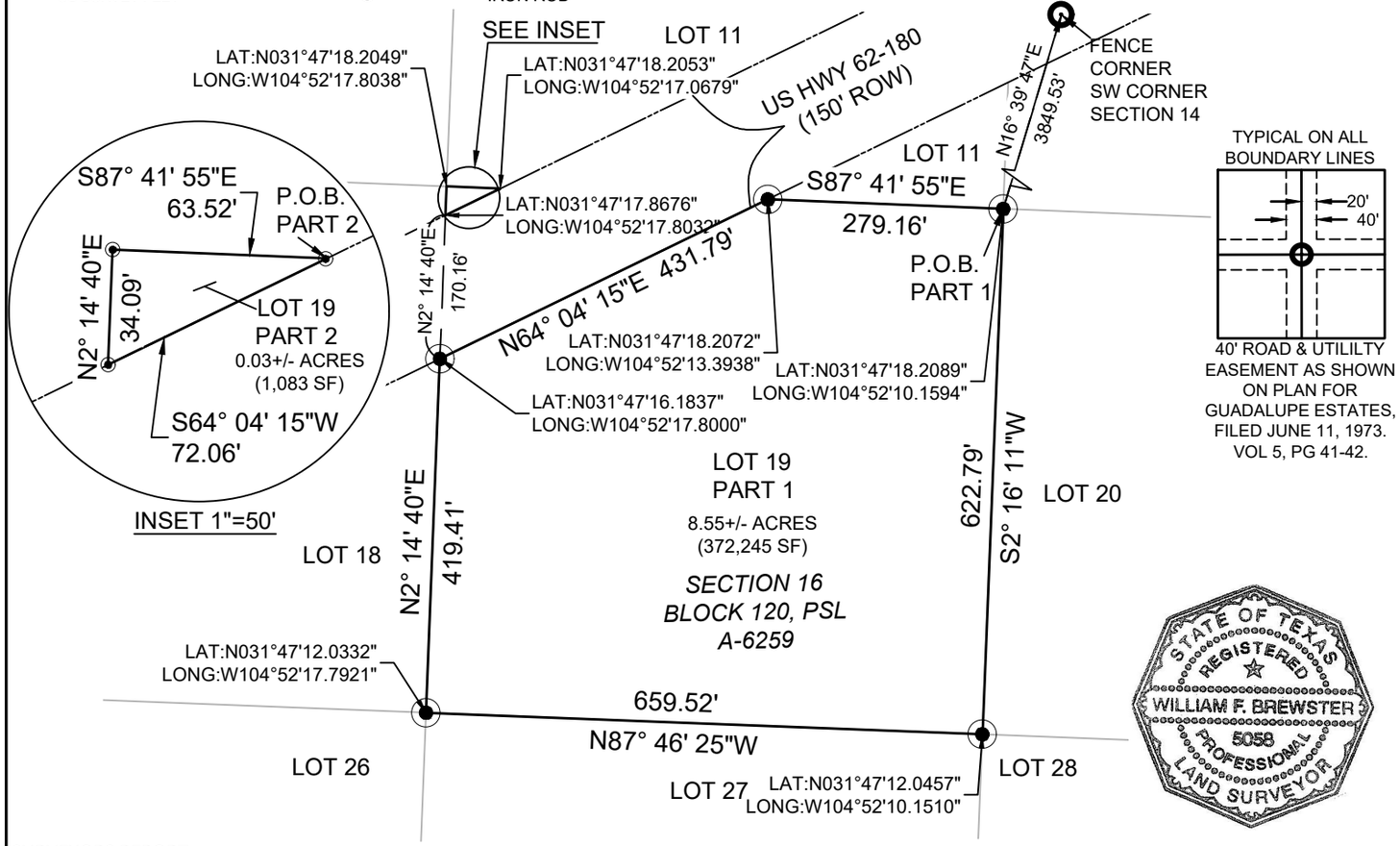
PLAT OF RECORD

GUADALUPE ESTATES
LOT 19 (UNIT 10) PARTS 1 AND 2
SECTION 16, BLOCK 120,
PUBLIC SCHOOL LAND, A-6259
CULBERSON COUNTY, TEXAS

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- R/W LINE
- BARB WIRE FENCE
- EASMENT LINE
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/CAP STAMPED "5058"
- IRON ROD

GRID NORTH
0 100' 200'
SCALE: 1" = 200'
US SURVEY FEET



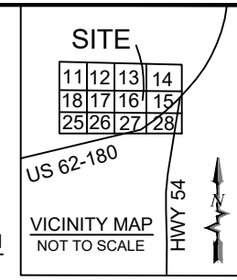
TYPICAL ON ALL BOUNDARY LINES

40' ROAD & UTILILTY EASEMENT AS SHOWN ON PLAN FOR GUADALUPE ESTATES, FILED JUNE 11, 1973. VOL 5, PG 41-42.

STATE OF TEXAS
REGISTERED
WILLIAM F. BREWSTER
5058
PROFESSIONAL
LAND SURVEYOR

NOTES:

1. BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS BASED ON GPS OBSERVATIONS.
2. COORDINATES BASED ON A MODIFIED STATE PLANE TEXAS CENTRAL ZONE (4203), NAD 83.
3. ALL DISTANCES ARE GRID DISTANCES, UNITS ARE U.S.SURVEY FEET.
4. DATE OF FIELD SURVEY:OCTOBER, 2023.
5. ITEMS IN LEGEND MAY NOT APPEAR ON ALL SHEETS.



VICINITY MAP
NOT TO SCALE

METES AND BOUNDS DESCRIPTION

PART 1

BEING AN 8.55+/- ACRE TRACT OF LAND SITUATE IN SECTION 16, BLOCK 120, PSL, A-6259 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON REBAR WITH CAP STAMPED "5058" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHENCE A TIE TO A FOUND FENCE CORNER MARKING THE SOUTHWEST CORNER OF SECTION 14, BLOCK 120, PSL, A-6257 BEARS N16°39'47"E, A DISTANCE OF 3849.53 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG THE EAST LINE OF HEREIN DESCRIBED TRACT, S2°16'11" W, A DISTANCE OF 622.79 FEET TO A SET 1/2" IRON REBAR WITH CAP STAMPED "5058" FOR CORNER;

THENCE ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, N 87°46' 25" W, A DISTANCE OF 659.52 FEET TO A SET 1/2" IRON REBAR WITH CAP STAMPED "5058" FOR CORNER;

THENCE ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, N 2°14' 40" E, A DISTANCE OF 419.41 FEET TO A SET 1/2" IRON REBAR WITH CAP STAMPED "5058" FOR CORNER IN THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HWY 62-180 (150' ROW);

THENCE ALONG THE MOST NORTHWESTERLY LINE OF THE HEREIN DESCRIBED TRACT AND ALONG SAID SOUTHERLY RIGHT OF WAY OF U.S. HWY 62-180, N 64°04' 15" E, A DISTANCE OF 431.79 FEET TO A SET 1/2" IRON REBAR WITH CAP STAMPED "5058" FOR CORNER;

THENCE ALONG THE NORTH LINE OF HEREIN DESCRIBED TRACT, DEPARTING THE U.S. HWY 62-180 RIGHT OF WAY, S 87°41'55" E, A DISTANCE OF 279.16 FEET TO THE POINT OF BEGINNING.

PART 2

BEING AN 0.03+/- ACRE TRACT OF LAND SITUATE IN SECTION 16, BLOCK 120, PSL, A-6259 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON REBAR WITH CAP STAMPED "5058" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING IN THE NORTHERLY ROW LINE OF US HWY 62-180 (150' ROW);

THENCE FROM SAID POINT OF BEGINNING. ALONG SAID HWY 62-180 ROW AND SOUTHERLY LINE OF HEREIN DESCRIBED TRACT, S64°04'15" W, A DISTANCE OF 72.06 FEET TO A SET 1/2" IRON REBAR WITH CAP STAMPED "5058" FOR CORNER;

THENCE DEPARTING SAID U.S. HWY 62-180 RIGHT OF WAY, ALONG THE WEST LINE OF HEREIN DESCRIBED TRACT, N 2°14'40" E, A DISTANCE OF 34.09 FEET TO A SET 1/2" IRON REBAR WITH CAP STAMPED "5058" FOR CORNER;

THENCE ALONG THE NORTH LINE OF HEREIN DESCRIBED TRACT, S 87°41'55" E, A DISTANCE OF 63.52 FEET TO TO THE POINT OF BEGINNING.

SURVEYORS REPORT:

IN 1900 A.H. PARKER SURVEYED THE BOUNDARIES AND SUBDIVISIONAL LINES OF PUBLIC SCHOOL LANDS BLOCKS 120 AND 121. ALTHOUGH REPORTED BY LOCAL SURVEYORS WORKING IN THE AREA, ORIGINAL BLOCK AND SUBDIVISIONAL CORNER MONUMENT WERE NOT SET. SMA BASED THESE SURVEYS ON THE FOLLOW:

THIS SURVEY OF GUADALUPE ESTATES WAS PREPARED FROM A FIELD SURVEY ALONG WITH VERY LIMITED DOCUMENTS AND RECORDS PROVIDED BY VARIOUS SOURCES WHICH INCLUDE CULBERSON COUNTY DEED RECORDS, GUADALUPE MOUNTAINS NATIONAL PARK SERVICES, TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS AND CURRENT LANDOWNER RECORDS. DUE TO THE LACK OF FILED DOCUMENTS AND EXISTENCE OF ORIGINAL SURVEY/SECTION CONTROL, OBTAINED RECORDS AND INFORMATION GATHERED FROM A FIELD SURVEY DICTACTED THE BOUNDARY RESOLUTION PRESENTED. THE NORTHERN BOUNDARY OF BLOCK 120 WAS ESTABLISHED FROM SURVEYED MONUMENTATION ALONG THE SOUTHERN BOUNDARY OF THE GUADALUPE MOUNTAIN NATIONAL PARK, WHICH INCLUDED BRASS CAPS AND AN EXISTING FENCELINE MARKED WITH US BOUNDARY PLACARDS. THE SOUTHERN MOST BOUNDARY WAS ESTABLISHED BY FIELD SURVEY OF AN APPARENT SECTION LINE, WHICH INCLUDED HEAVY SURVEY MONUMENTATION OF BOTH IRON RODS AND FENCLINES AND ACCEPTED OCCUPATION BY KNOWN LANDOWNERS. WESTERN BOUNDARY WAS BASED ON COUNTY LINE MARKERS, GUADALUPE MOUNTAINS NATIONAL PARK BRASS CAPS AND OCCUPATION. EASTERN BOUNDARY WAS ESTABLISHED BY STATE OF TEXAS EXISTING RIGHTS-OF-WAY AND FOUND GUADALUPE MOUNTAIN NATIONAL PARK MONUMENTS.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF BASED ON THE SURVEY STANDARDS FOR THE STATE OF TEXAS.

William F. Brewster 11/13/2023

WILLIAM F. BREWSTER, R.P.L.S. #5058 DATE

Rev #	Date	Description

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STEPHENS WESTERN CULBERSON CO.
STEPHENS WESTERN PROPERTIES
LOT 19, UNIT 10, SECTION 16
CULBERSON COUNTY, TEXAS

Fieldwork	Drawn	Checked
LWL	LWL	CHK

Date: January 2025
Scale: Horiz: 1" = 200'
Project No: 2A32135
Sheet: 1 OF 1