



SCALE:  
1" = 40'

PLEASANT ACRES DR  
PRIVATE ROAD  
50' ROAD EASEMENT 675/592

- CM - CONTROLLING MONUMENT
- - BARBED WIRE FENCE
- - EASEMENT
- - UTILITY POLE
- - DUTY
- - WATER METER
- - CLEAN OUT
- - REBAR
- - CONCRETE

PURPOSE OF SURVEY:  
FOR: SALVADOR GULLEN & JENNIFER GULLEN  
AS REQUIRED BY COMMITMENT  
FOR TITLE INSURANCE  
ISSUED BY ALAMO TITLE INSURANCE COMPANY

STATE OF TEXAS  
COUNTY OF GUADALUPE

I, AUBREY C. HOLLAND, DO HEREBY CERTIFY THAT  
THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY  
AND THAT I AM A LICENSED SURVEYOR UNDER MY  
SUPERVISION AND THERE ARE NO ENCUMBRANCES  
OR ENCROACHMENTS EXCEPT AS SHOWN.

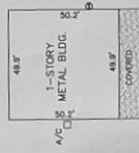
AUBREY C. HOLLAND

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4493

SURVEYED: NOVEMBER 30, 2016  
PROJECT NO.: 1611109  
DWG. NO.: 1611109

2.00 AC.  
737/916

N 00°27'19" E  
518.38'



3.996  
Ac.

86 4/10 Ac.  
201/325

S 00°27'19" W  
517.60'

3.987 AC.  
2460/330

813 PLEASANT ACRES DR.

PLAT SHOWING:

SURVEY OF A 3.996 ACRE TRACT OF LAND SITUATED IN THE JESUS CANTU SURVEY NO. 15,  
ABSTRACT 9, GUADALUPE COUNTY TEXAS, BEING THAT SAME TRACT OF LAND CALLED 3.9965  
ACRES, CONVEYED TO ALLEN J. COLEMAN, BY DEED RECORDED IN VOLUME 1258 PAGE 824,  
OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS.

NOTES:

BASES OF BEARING IS THE SOUTH BOW  
OF PLEASANT ACRES DR. AS FOUND  
MONUMENTED ON THE GROUND.

TR-COUNTY SURVEYING, INC. HAS MADE NO FLOOD  
ZONE DETERMINATION FOR THE PROPERTY SHOWN  
HEREON.

ALL SET PINS ARE 1/2" DIAMETER REBAR WITH  
AN ORANGE PLASTIC CAP STAMPED "TR-COUNTY".  
CORRESPONDING FIELD NOTES PREPARED.

THE PROPERTY SHOWN HEREON  
IS SUBJECT TO THE FOLLOWING:  
VOL. 1575, PG. 592, D.B.  
VOL. 1258, PG. 821, O.R.

TR-COUNTY SURVEYING, INC.  
114 S. UNIVERSITY AVE.  
SEAGRAM, TEXAS 78155  
PH: (830) 372-1001  
FAX: (830) 372-1055  
WWW.TC-SURVEYING.COM

THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A  
SURVEY CONDUCTED FOR THE PURPOSE OF THE PARTIES  
SHOWN HEREON. NO LICENSE HAS BEEN OBTAINED  
FROM THE STATE OF TEXAS FOR THE PURPOSE OF  
RECORDING THIS PLAT. THE PARTIES HAVE BEEN  
ADVISED THAT THE STATE OF TEXAS DOES NOT  
GUARANTEE THE ACCURACY OF THIS PLAT. THE  
PARTIES HAVE BEEN ADVISED THAT THE STATE OF  
TEXAS DOES NOT GUARANTEE THE ACCURACY OF  
THIS PLAT. THE PARTIES HAVE BEEN ADVISED  
THAT THE STATE OF TEXAS DOES NOT GUARANTEE  
THE ACCURACY OF THIS PLAT.

