

CHANEY SURVEYING CO.

P. O. Box 323
Utopia, Texas 78884

Charles S. (Sid) Chaney, R.P.L.S.

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DESCRIPTION OF: 8.21 ACRES OF LAND IN BANDERA COUNTY, TEXAS

BEING 8.21 acres of land, lying within Survey No. 937, Antonio Jaime, Abstract 210, Bandera County, Texas, about 28.6 miles S 81°24' W of Bandera, the county seat, and being Lot 4 and Lot 5 of Cypress Hollow, a subdivision of which a plat is recorded in Book 4, page 1 of the Plat Records of Bandera County, Texas, said Lot 4 and Lot 5 being conveyed from John Albert Hutto and Julie Hutto to Donald Gonzales and Dinora Gonzales by Deed recorded in Volume 613, page 849 of the Official Records of Bandera County, Texas, and being described in one body by metes and bounds as follows (all Lot numbers refer to Cypress Hollow unless noted):

BEGINNING at a found 1/2-inch iron pin in fence for the northeast corner of Lot 3, the northwest corner of said Lot 4 and the northwest corner of this tract, said iron pin being on the North line of a 60 feet wide roadway easement shown on said Plat of Cypress Hollow;

THENCE along or near an existing fence and with the said North line of the roadway easement and the North line of said Lot 4, East at 149.88 feet pass a found 1/2-inch iron pin for the northeast corner of said Lot 4 and the northwest corner of said Lot 5 and continue now with the North line of said Lot 5 a total distance of 299.77 feet to a found 1/2-inch iron pin for the northwest corner of Lot 6, the northeast corner of said Lot 5 and the northeast corner of this tract;

THENCE with the West line of said Lot 6, S 00°12'13" E at 66.35 feet pass a 2 1/2-inch pipe post at fence corner and continue now also along or near a fence, at 1037.89 feet pass a 2 1/2-inch pipe post at end of fence, at 1206.56 feet pass a found 1/2-inch iron pin and continue a total distance of 1237.12 feet to a point on the centerline of the Sabinal River for the southwest corner of said lot 6, the southeast corner of said Lot 5 and the southeast corner of this tract;

THENCE with the said centerline of the Sabinal River, upstream, N 68°29'19" W 161.35 feet to a point for the southwest corner of said Lot 5 and the southeast corner of said Lot 4, from which a reset 3/8-inch iron pin bears N 00°12'10" W 29.75 feet;

THENCE continuing with the said centerline of the Sabinal River, upstream, N 88°34'41" W 150.35 feet to a point for the southeast corner of said Lot 3, the southwest corner of said Lot 4 and the southwest corner of this tract;

THENCE with the East line of said Lot 3 N 00°11'00" W at 90.18 feet pass a found 1/2-inch iron pin and continue a total distance of 1174.22 feet to the PLACE OF BEGINNING.

This description is based on a survey made on the ground by me and I certify that to the best of my knowledge and belief it is true and correct.

This the 5th day of February, 2021.


Charles S. Chaney
Reg. Prof. Land Surveyor No. 4457
Utopia, Texas
Bandera/Cypress Hollow/Lot 4 and Lot 5



Tract 16
B & R Ranch
Boultinghouse to Boultinghouse
Volume 569, page 604
Official Records

Lot 3
Sims to Sims
Volume 888,
page 664
Official Records

Lot 6
Hutto to Busse
Volume 543,
page 196
Official Records

Bearings shown hereon are based on the recorded bearing (East) between found 1/2-inch iron pins at the northeast corner of Lot 3, Cypress Hollow, and the northeast corner of Lot of Cypress Hollow.

- = Found 1/2" Iron Pin
 (unless noted)
 —X— = Fence
 —E— = Overhead Electric Line
 [T] = Telephone Pedestal
 [H] = Telephone Handhole

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, overlapping of improvements, visible easements or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway.

This the 5th day of February, 2021.

Charles S. Chaney
Reg. Prof. Land Surveyor No. 4457
P. O. Box 323, Utopia, TX 78884
830-966-2266



Prepared for Donald Gonzales		
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Bandera/Cypress Hollow/Lot 4 & 5		
DATE: 2/5/2021	SCALE: 1" = 150'	DRAWN BY: jc