



SYMBOL LEGEND

- P - Overhead Power Line
- Guy Wire
- // - Wood Fence
- XXX - Wrought Iron Fence
- XX - Chainlink Fence
- X - Wire Fence
- Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Valve
- Water Meter
- Set Iron Rod w/TPS Cap
- Fnd Iron Rod

LINE	BEARING	DISTANCE
L1	N 78°48'15" W	132.55'
L2	S 17°08'45" W	132.64'
L3	S 80°45'15" E	133.10'
L4	S 17°08'45" W	14.43'
L5	S 17°08'45" W	20.00'
L6	N 16°55'53" E	20.00'

**W.C. RR. Co. SURVEY
ABSTRACT No. 482**

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- Easement to State of Texas per Vol. 224, Pg. 486 D.R.W.C.T. (Deed is for FM 960 / provides access to property)

BOUNDARY SURVEY

TRACT 1

EING a 13.954 acre tract of land situated in the Washington County Railroad Co. Survey Abstract Number 482, Wharton County, Texas, being a portion of that certain called 27.908 acre tract described in instrument to Czirr Funding Group, Inc., recorded in Volume 1197, Page 689 of the Official Records of Wharton County, Texas (O.R.W.C.T.), said 13.954 acre tract being more particularly described by attached metes and bounds description.

TRACT 2

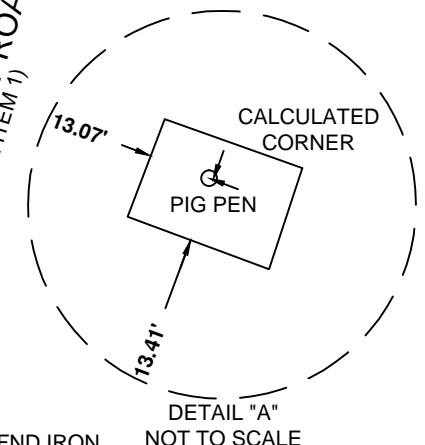
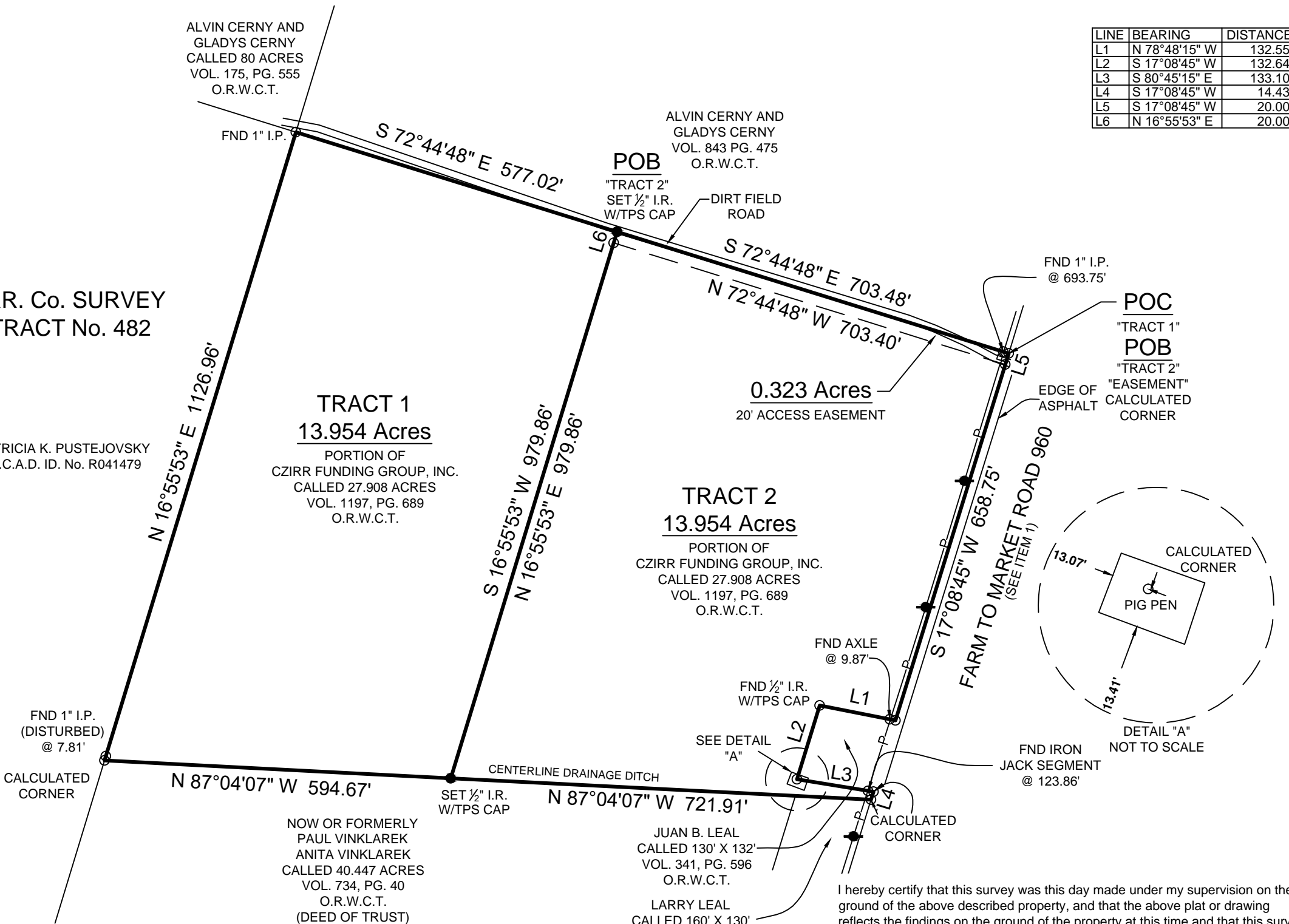
EING a 13.954 acre tract of land situated in the Washington County Railroad Co. Survey Abstract Number 482, Wharton County, Texas, being a portion of that certain called 27.908 acre tract described in instrument to Czirr Funding Group, Inc., recorded in Volume 1197, Page 689 of the Official Records of Wharton County, Texas (O.R.W.C.T.), said 13.954 acre tract being more particularly described by attached metes and bounds description.

BEING a 20 foot access easement (easement) situated in the Washington County Railroad Co. Survey Abstract Number 482, Wharton County, Texas, being over and across that certain called 27.908 acre tract described in instrument to Czirr Funding Group, Inc., recorded in Volume 1197, Page 689 of the Official Records of Wharton County, Texas (O.R.W.C.T.), said easement being more particularly described by attached metes and bounds description.

PATRICIA K. PUSTEJOVSKY
W.C.A.D. ID. No. R041479

**TRACT 1
13.954 Acres**
PORTION OF
CZIRR FUNDING GROUP, INC.
CALLED 27.908 ACRES
VOL. 1197, PG. 689
O.R.W.C.T.

**TRACT 2
13.954 Acres**
PORTION OF
CZIRR FUNDING GROUP, INC.
CALLED 27.908 ACRES
VOL. 1197, PG. 689
O.R.W.C.T.



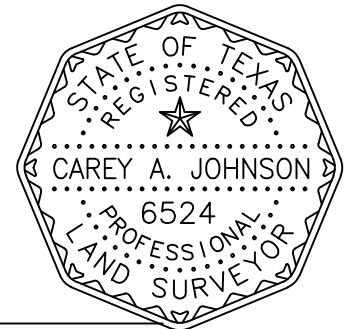
This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48481C0340E having an effective date 4/5/2006.

Job No.: C664-01
Scale: 1" = 200'
Date: 1/11/2021
Drawn By: MJW
Field Crew: TK
Revised:

Purchaser _____
Address Farm to Market Road 960, El Campo, Tx 77437
Lot _____, Block _____, Section _____
Survey W.C. RR. Co., A 482
Area 13.954 Acres (Tract 1), 13.954 Acres (Tract 2) & 20' Access Easement
Subdivision _____
Cabinet _____, Sheet _____, Records _____
Wharton County, Texas

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, South Central Zone (4204).

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Carey A. Johnson
Carey A. Johnson
Registered Professional Land Surveyor No. 6524

TEXAS
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