



**SURVEYOR'S NOTES:**

- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD-83, U.S. SURVEY FEET. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (SF= 0.999885).
- THE ADDRESS OF THE PROPERTY SURVEYED IS: 00 FM 980, POINT BLANK, TX 77364
- A PORTION OF THE PROPERTY SURVEYED LIES IN ZONE "X" (UNSHADED) AND THE REMAINING LIES IN ZONE "A" ACCORDING TO THE FEMA FIRM MAP# 48407C0100C, DATED NOVEMBER 4, 2010.
- THIS SURVEY RELIED UPON A CURRENT TITLE COMMITMENT FROM TITLE RESOURCES GUARANTY COMPANY, FILE NO. 2135134-CLHD, EFFECTIVE DATE OF JUNE 4, 2021.

**SCHEDULE B ITEMS:**

- A RIGHT-OF-WAY EASEMENT AS RECORDED IN VOL. 120, PG. 105, O.R.S.J.C.T., DOES AFFECT THE PROPERTY SURVEYED, AS SHOWN HEREON.
- A RIGHT-OF-WAY EASEMENT AS RECORDED IN VOL. 138, PG. 784, O.R.S.J.C.T., MAY AFFECT THE PROPERTY SURVEYED, NOT PLOTTABLE, NOT SHOWN HEREON.

*Joshua A. McGinn*  
07-07-2021  
DATE  
JOSHUA A. MCGINN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6467



LEGEND	
	FOUND MONUMENT (AS NOTED)
O.R.S.J.C.T.	OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS
C.C.F.#	COUNTY CLERKS FILE NUMBER

I hereby certify that this survey was made on the ground under my direct supervision and that this Plat correctly represents the facts found at the time of the survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Survey as specified by Condition III.



**SOUTH POINT SURVEYING, PLLC**  
LAND SURVEYING SERVICES  
3221 S. MAIN STREET, PEARLAND, TX 77581  
PHONE: 281-489-5656  
WWW.SP-SURVEYING.COM  
TBPLS# 10194401

0 150' 300'

SCALE: 1" = 300'

**LAND TITLE SURVEY**

OF A 23.95 ACRE TRACT OF LAND  
BEING THE SAME TRACT  
AS RECORDED IN  
C.C.F.# 20136151, PG. 25735, O.R.S.J.C.T.  
SITUATED IN THE  
ISAAC JONES SURVEY, A-23  
SAN JACINTO COUNTY, TEXAS