

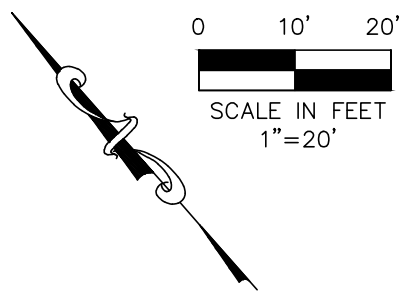
W.C.C.F. = WHARTON COUNTY CLERK'S FILE  
 W.C.D.R. = WHARTON COUNTY DEED RECORDS  
 W.C.M.R. = WHARTON COUNTY MAP RECORDS  
 VOL., Pg. = VOLUME, PAGE  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 C.I.R. = CAPPED IRON ROD  
 I.R. = IRON ROD  
 I.P. = IRON PIPE

U.E. = UTILITY EASEMENT  
 A.E. = AERIAL EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 B.L. = BUILDING LINE  
 S.F. = SQUARE FEET  
 NO. = NUMBER  
 FND. = FOUND  
 R.O.W. = RIGHT-OF-WAY  
 R.C.P. = REINFORCED CONC. PIPE

LEGEND

⊙ = MANHOLE  
 ⊕ = CLEAN OUT  
 ⊗ = WATER METER  
 ⊠ = POWER POLE  
 ⊞ = TELEPHONE PEDESTAL  
 ⊡ = GAS METER  
 ⊢ = WATER VALVE  
 ⊣ = INLET  
 ⊤ = GUY ANCHOR  
 ⊥ = SIGN  
 ⊞ = MAIL BOX  
 ⊠ = UTILITY BOX  
 ⊡ = LIGHT POLE  
 ⊢ = FIRE HYDRANT  
 ⊣ = BENCHMARK

⊙ = FOUND MONUMENT AS NOTED  
 ○ = SET 5/8" CIR "BAKER&LAWSON"  
 —DH— = OVERHEAD ELECTRIC  
 —x— = BARBED WIRE FENCE  
 // = WOOD FENCE  
 —o— = CHAIN LINK FENCE  
 x44.16 = EXIST GRADE  
 x46.50 = PROPOSED GRADE  
 xFL=44.3 = PROPOSED DITCH FLOWLINE



CALLED 0.684 ACRE  
 BARBARA BURRIS  
 (VOL. 642, PG. 275, W.C.D.R.)

PROP 82 LF "V" SWALE  
 W/ 3:1 SIDE SLOPE @ 0.5%

0.134 ACRES  
 5,873 S.F.

GOLF CREST DRIVE  
 (60' R.O.W.)  
 (VOL. 1, PG. 61, W.C.D.R.)

L=65.21'  
 R=50.00'  
 D=74°43'46"  
 CHB=S02°40'15"W  
 CHD=60.69'

GOLF CREST ESTATES  
 SUBDIVISION  
 VOL. 1, PG. 61, W.C.P.R.

CALLED 0.75 ACRE  
 GEORGIA DRASATAT  
 DUYKA FAMILY TRUST  
 (OL. 481, PG. 354, W.C.D.R.)

PROP 82 LF "V" SWALE  
 W/ 3:1 SIDE SLOPE @ 0.60%

PRIVATE YARD  
 1,847 S.F.

9'x18' PARKING SPACE

9'x18' PARKING SPACE

PROP 56 LF "V" SWALE  
 W/ 3:1 SIDE SLOPE @ 1.25%

MATCH TO EXIST  
 99.35±

MATCH TO EXIST  
 100.80±

(OLD LANE CITY ROAD R.O.W.)  
 (R.O.W. VARIES)

38.55% = APPROXIMATE LOT COVERAGE  
 1,762 S.F. = FRONT SOD  
 597 S.F. = SIDE SOD  
 1,250 S.F. = REAR SOD  
 3,609 S.F. = TOTAL SOD

APPROXIMATE S.F. OF FLATWORK  
 416 S.F. = DRIVEWAY  
 0 S.F. = IN-TURN  
 103 S.F. = PRIVACY WALK  
 59 S.F. = PATIO  
 00 S.F. = SIDEWALK  
 16 S.F. = A/C PAD  
 594 S.F. = TOTAL FLATWORK

FENCE:  
 0 L.F. = REAR  
 87 L.F. = LEFT  
 90 L.F. = RIGHT  
 7 L.F. = FRONT LEFT  
 7 L.F. = FRONT RIGHT  
 191 L.F. = TOTAL FENCE

NOTES:

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- RESTRICTIONS RECORDED IN VOL. 273, PG. 510 AND VOL. 277, PG. 563, W.C.D.R.
- THE SURVEYED TRACT IS SUBJECT TO RESTRICTIONS, REGULATIONS AND ORDINANCES, IF ANY.
- THE SURVEYED TRACT IS NOT SUBJECT TO VOL. 779, PG. 445 W.C.D.R.

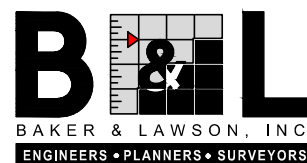
FEMA MAP NO.: 48481C0365F  
 REVISED DATE: 12-12-2017  
 FLOOD ZONE: "X" (UNSHADED)

REVISED:

FOR: HACIENDA SERVICES, INC.  
 ADDRESS: 2855 GOLF CREST DRIVE, WHARTON, TEXAS  
 TITLE COMMITMENT: 21-67713-32 EFFECTIVE: MARCH 5, 2021  
 TITLE COMPANY: PLATINUM TITLE PARTNERS, LLC

PLOT PLAN

BEING A 0.135 ACRE TRACT  
 LOT 13 OF THE  
 GOLF CREST ESTATES SUBDIVISION  
 VOL. 1, PG. 61 W.C.P.R.  
 IN THE RANDALL JONES 1/2 LEAGUE, ABSTRACT No. 36  
 IN WHARTON COUNTY, TEXAS



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 www.bakerlawson.com

BAKER & LAWSON, INC. Licensed Surveying Firm No. 10052500  
 ENGINEERS • PLANNERS • SURVEYORS

JOB NO.: 14632

SCALE: 1" = 20'

DATE: 08/19/2021

DWG. NO.: 14632-PP-Lot13-OLCR.dwg

DRAWN BY: CAP

CHK. BY: DRR