

LINE	BEARING	DISTANCE
L1	S 17°18'18" W	216.91'
L2	N 72°43'03" W	30.00'
L3	N 17°18'18" E	275.71'
L4	N 52°17'24" E	48.35'
L5	N 17°18'18" E	488.53'
L6	N 18°40'21" W	154.43'
L7	N 72°43'03" W	30.00'

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	36°24'35"	290.00'	184.29'	S 75°44'26" W - 181.20'
C2	76°38'22"	100.00'	133.76'	S 55°37'30" W - 124.01'
C3	34°59'06"	200.00'	122.12'	N 34°47'51" E - 120.23'
C4	34°59'06"	230.00'	140.44'	N 34°47'51" E - 138.27'
C5	35°58'39"	230.00'	144.42'	N 00°41'01" W - 142.06'

- LEGEND**
- FND - FOUND
 - BWF - BARBWIRE FENCE
 - HWF - HOGWIRE FENCE
 - IR - IRON ROD
 - W/ - WITH
 - P.O.B. - POINT OF BEGINNING
 - R.O.W. - RIGHT OF WAY
 - W.C.D.R. - WHARTON COUNTY DEED RECORDS
 - W.C.P.R. - WHARTON COUNTY PLAT RECORDS

**S. F. AUSTIN LEAGUE NO. 2
ABSTRACT NO. 3**

ROBERTO ESTRADA, JR., et ux
60.9022 ACRES
(VOL. 838, PG. 255; W.C.D.R.)

GRAPHIC SCALE



60' ACCESS EASEMENT
2.07 ACRES
(SEE METES-AND-BOUNDS FOR FURTHER DESCRIPTION)

12.50 ACRES
0.95 ACRE IN ACCESS EASEMENT
11.55 ACRES NET

FRANK D. SORREL, JR., TRUSTEE
1,196.5 ACRES
(VOL. 380, PG. 466; W.C.D.R.)

NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.
- 2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY OTHERS.
- 3.) THE CERTIFICATE SHOWN HEREON IS VALID ONLY IF THIS DOCUMENT CONTAINS AN ORIGINAL STAMPED OR IMPRESSION SEAL AND SIGNATURE OF THE SURVEYOR. SAID CERTIFICATION SHALL NOT APPLY TO ANY COPIES OR ALTERED ORIGINALS.
- 4.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ADDITIONAL ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.
- 5.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR WHARTON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48481-C-0335 E EFFECTIVELY DATED APRIL 5, 2006, THIS PROPERTY LIES IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED.
- 6.) METES-AND-BOUNDS DESCRIPTIONS WERE COMPILED IN CONJUNCTION WITH THIS SURVEY.
- 7.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: "T.E.A.M. - 281-491-2525" OR "McKIM & CREED". TEXAS ENGINEERING AND MAPPING CO. WAS ACQUIRED BY McKIM & CREED ON AUGUST 27, 2021.
- 8.) THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON JANUARY 14, 2019. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.

I, Robert Chris Kelly, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for a Category 1B, Condition II, Survey.



Chris Kelly
Robert Chris Kelly
Registered Professional Land Surveyor
State of Texas No. 6833

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STANDARD LAND SURVEY
OF
A 12.50 ACRE TRACT OF LAND AND
A PROPOSED 60' ACCESS EASEMENT
IN THE S. F. AUSTIN LEAGUE NO. 2,
ABSTRACT NO. 3,
WHARTON COUNTY, TEXAS

CREW: RL	DRAWN BY: CK	CALC. BY: RCA	CK.BY: CK
DATE: 12/06/21	SCALE: 1"=200'	KEY MAP: N/A	JOB.NO.: 226-5

DRAWING INFO: