

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR JACKSON COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48239C00500 MAP EFFECTIVE DATE SEPTEMBER 17, 2014, THE SUBJECT PROPERTY IS LOCATED IN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

IPF IRON PIPE FOUND
 OE OVERHEAD ELECTRIC
 PP POWER POLE
 SRS STEEL ROD SET

ROY J. AMONIE
 VOLUME 429, PAGE 432
 OFFICIAL RECORDS
 (1/18) TRACT
 CALLED 82.594 ACRES

CHAU VAN NGUYEN AND
 NGON THI NGYEN
 VOLUME 447, PAGE 324
 OFFICIAL RECORDS
 CALLED 12.00 ACRES

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON VOLUME 472, PAGE 419 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, TEXAS.
 2. ALL 5/8 INCH STEEL RODS SET WITH PINK PLASTIC CAP STAMPED "RPLS 6127".
- THE REFERENCED LOT IS SUBJECT TO:
1. RECORD TITLE SEARCH PERFORMED AND PROVIDED BY ALAMO TITLE INSURANCE COMPANY, GF NO. 18-1028J.

FIELDNOTE POINT OF COMMENCING

(BASIS OF BEARINGS)
 N 73°49'00" W

Handwritten signature

I&NGRR CO.
 ABSTRACT 282

ELLEN FAGAN
 ABSTRACT 315

S 16°11'00" W 1101.51'

J. VESS
 ABSTRACT 77

REMANDER
 CALLED APPROXIMATELY
 5.1 ACRES
 LESS 5.317 ACRES

SURVEYS
 10.73 ACRES

WARRANTY DEED WITH VENDORS LIEN
 CATHERINE W. CAMPBELL, A WIDOW
 TO
 JAKE TIPTON AND MEGAN L. TIPTON,
 TERRY L. TIPTON AND LESLIE C. TIPTON,
 BILLY RAY TIPTON
 OCTOBER 21, 2014
 VOLUME 472, PAGE 419
 OFFICIAL RECORDS
 CALLED APPROXIMATELY 5.1 ACRES
 LESS 5.317 ACRES

N 27°40'27" E 807.19'

REMANDER
 CALLED APPROXIMATELY
 5.1 ACRES
 LESS 5.317 ACRES

STATE HIGHWAY 111
 (PUBLIC RIGHT-OF-WAY)

FIELDNOTE POINT OF BEGINNING
 S 73°49'00" E
 400.40'

WIRE FENCE GENERALLY WITH PROPERTY LINE
 ASPHALT PAVEMENT

5/8" SRS
 RPLS 6127

5/8" SRS
 RPLS 6127

3/4" I.P.F.

3/4" I.P.F.

3/4" I.P.F.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON ON 01/24/18, AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

2/14/18



FARM TO MARKET 822

JAKE TIPTON, ET AL.
 VOLUME 472, PAGE 419
 OFFICIAL RECORDS
 CALLED 5.317 ACRES

DIVISION SURVEY
 10.73 ACRES
 J. VESS LEAGUE, ABSTRACT 77
 JACKSON COUNTY, TEXAS



FREEDOM
 LAND SURVEYING

(361) 574-7085
 2806 N. NAVARRO ST., SUITE J, VICTORIA, TEXAS 77901

Scale: 1" = 200'	Date: 02/14/18	FIRM: F1019392-1
Drawn: JTR	Checked: JTR	Job: F18011