

NOTES:

USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING ANY EXCAVATIONS ON THIS PROPERTY.

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1927, SOUTH CENTRAL ZONE.

A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

○ = SET 5/8" IRON ROD MARKED WITH A CAP STAMPED "RPLS 6198".

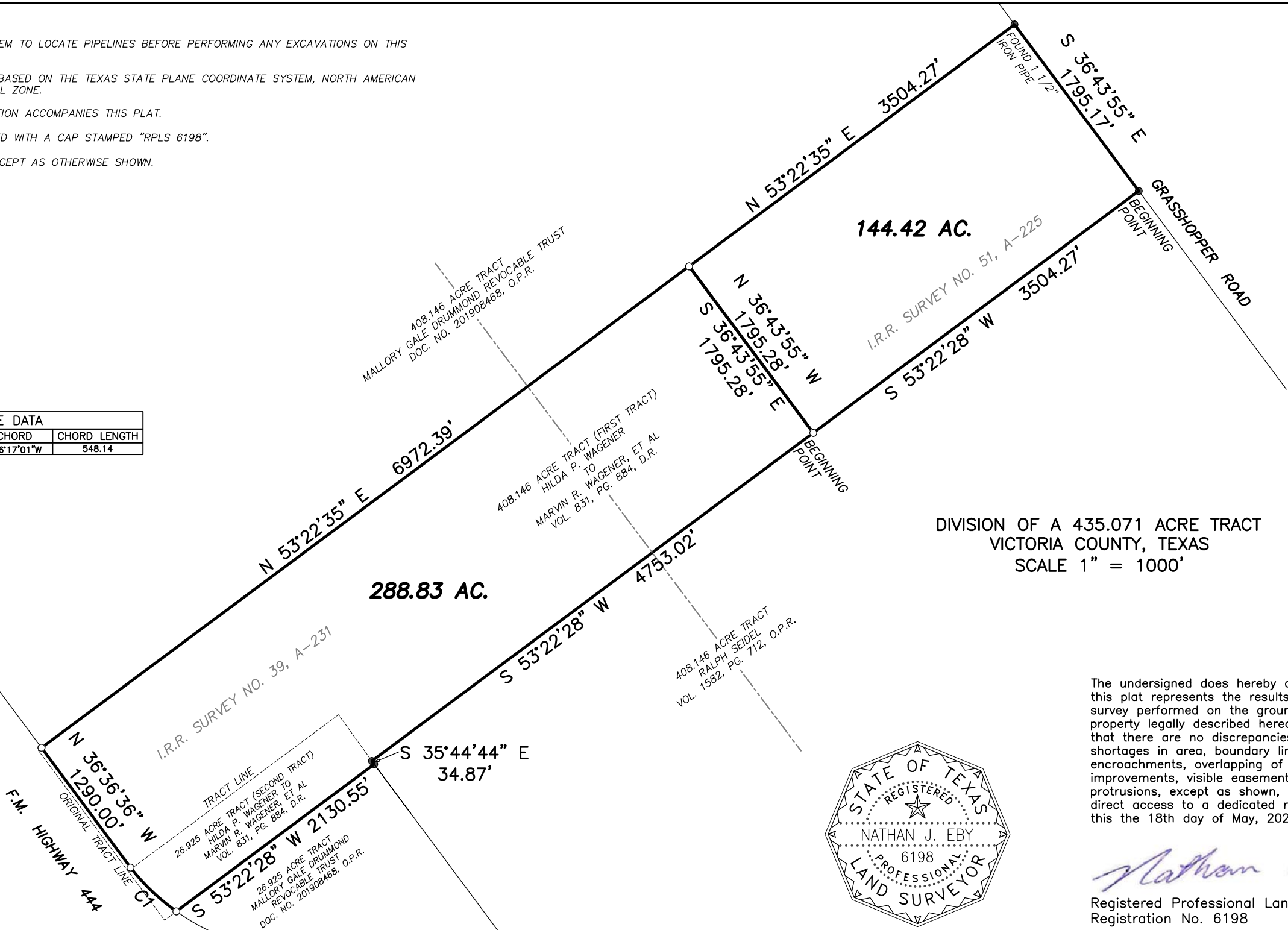
● = FOUND 3/4" IRON PIPE, EXCEPT AS OTHERWISE SHOWN.



CURVE DATA			
RADIUS	LENGTH	CHORD	CHORD LENGTH
1909.23	550.04	N46°17'01"W	548.14

EBY SURVEY

FIRM REG. NO. 10193705
 600 Second Street
 P.O. Box 1284
 Woodsboro, TX 78393
 info@ebysurvey.com
 Phone 361-543-8161
 Fax 361-288-8438



DIVISION OF A 435.071 ACRE TRACT
 VICTORIA COUNTY, TEXAS
 SCALE 1" = 1000'



The undersigned does hereby certify that this plat represents the results of a survey performed on the ground of the property legally described hereon and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible easements or protrusions, except as shown, and has direct access to a dedicated roadway, this the 18th day of May, 2022.

Nathan Eby
 Registered Professional Land Surveyor
 Registration No. 6198