

0' 200' 400' 600'



Scale: 1" = 200'

SYMBOL LEGEND

- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- ◻ WATER METER (WM)
- ⊗ WATER VALVE
- EOA END OF ASPHALT
- X- WIRE FENCE
- //// EDGE OF ASPHALT



LINE	BEARING	DISTANCE
L1	S 22°39'16" E	234.98'
L2	N 00°27'55" E	217.50'

TRINIDAD GARCIA SURVEY
ABSTRACT NO. 279

REMAINDER OF
TOPLINE RESIDENTIAL SERVICES, LLC.,
CALLED 93.422 ACRES
FILE No. 227146
O.P.R.A.C.T.

PAUL MACMANUS AND
TERA MACMANUS
CALLED 10.00 ACRES
FILE No. 104950
O.P.R.A.C.T.

SET 1/2" I.R.
W/TPS CAP

SET 1/2" I.R.
W/TPS CAP

L2

30' B.L. / U.E.

TRACT 2
11.555 ACRES

PORTION OF TOPLINE RESIDENTIAL SERVICES, LLC.,
CALLED 93.422 ACRES
FILE No. 227146
O.P.R.A.C.T.

N 89°35'54" E 2268.32'

S 89°35'54" W 2360.59'

REMAINDER OF
TOPLINE RESIDENTIAL SERVICES, LLC.,
CALLED 93.422 ACRES
FILE No. 227146
O.P.R.A.C.T.

POC
FND 1" I.P.

POB

SET 1/2" I.R.
W/TPS CAP
N:13557215.112
E:2162254.172

S 22°39'16" E 1455.12'

30' B.L. / U.E.

20' WATER LINE
EASEMENT

7.5' WATER LINE EASEMENT
(SEE ITEM 1)

FIELD
ROAD

FARM TO MARKET ROAD 1784
(ASPHALT)

SET 1/2" I.R.
W/TPS CAP

BOUNDARY SURVEY

BEING a 11.555 acre tract situated in the Trinidad Garcia Survey, Abstract Number 279, Atascosa County, Texas, being a portion of that certain called 93.422 acre tract described in instrument to Topline Residential Services, LLC., recorded under File Number 227146 of the Official Public Records of Atascosa County, Texas (O.P.R.A.C.T.), said 11.555 acre tract being more particularly described by attached metes and bounds description.

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

TPS TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

PROJECT NUMBER	25853_TR2
DATE	8/3/2022
DRAWN BY	AM
CHECKED BY	MJW
FIELD CREW	JN
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

PURCHASER.....TOPLINE RESIDENTIAL SERVICES, LLC.
ADDRESS..... FARM TO MARKET ROAD 1784, TX 78064
SURVEY.....TRINIDAD GARCIA, A - 279
SUBJECT..... 11.555 ACRES
COUNTY.....ATASCOSA

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48013C0225C HAVING AN EFFECTIVE DATE OF 11/04/2010.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (TXSC-4204), GRID MEASUREMENTS.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

