

0' 200' 400' 600'



Scale: 1" = 200'

LINE	BEARING	DISTANCE
L1	S 22°39'16" E	243.57'
L2	N 00°27'55" E	237.26'

**SYMBOL LEGEND**

- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- POWER POLE
- ⊠ WATER METER
- ⊠ WATER VALVE
- EOA END OF ASPHALT
- /// EDGE OF ASPHALT
- OE— OVERHEAD ELECTRIC
- X— WIRE FENCE

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

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.

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

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

FND 5/8" I.R.  
W/CAP  
@143.51'

TRACT 4  
11.275 ACRES

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

7' 5" WATER LINE EASEMENT  
(SEE ITEM 1)

S 89°35'54" W 2172.13'

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:13557665.938  
E:2162066.008

FARM TO MARKET ROAD 1784  
(ASPHALT)

**BOUNDARY SURVEY**

BEING a 11.275 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 11.275 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:**

- 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.

**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_TR4
DATE	8/3/2022
DRAWN BY	AM
CHECKED BY	MMS/AJD
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..... 11.275 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

