

0' 200' 400' 600'



Scale: 1" = 200'

LINE	BEARING	DISTANCE
L1	S 22°39'16" E	254.81'
L2	N 00°25'59" E	235.86'

SYMBOL LEGEND

- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- ⊗ WATER VALVE (WV)
- EOA EDGE OF ASPHALT
- //// EDGE OF ASPHALT
- ∨ TOP OF BANK
- X- WIRE FENCE

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

L2

TRACT 6
10.100 ACRES

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

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

N 89°35'54" E 1815.58'

30' B.L. / U.E.

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

S 89°35'54" W 1915.51'

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

POC
FND 1" I.P.

S 22°39'16" E 511.79'

POB

SET 1/2" I.R.
W/TPS CAP
N:13558085.657
E:2161890.827

FARM TO MARKET ROAD 1784
(ASPHALT)

L1

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

30' B.L. / U.E.
7.5' WATER LINE EASEMENT
(SEE ITEM 1)

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.

BOUNDARY SURVEY

BEING a 10.100 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 10.100 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.

PROJECT NUMBER	25853_TR6
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.....10.100 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

