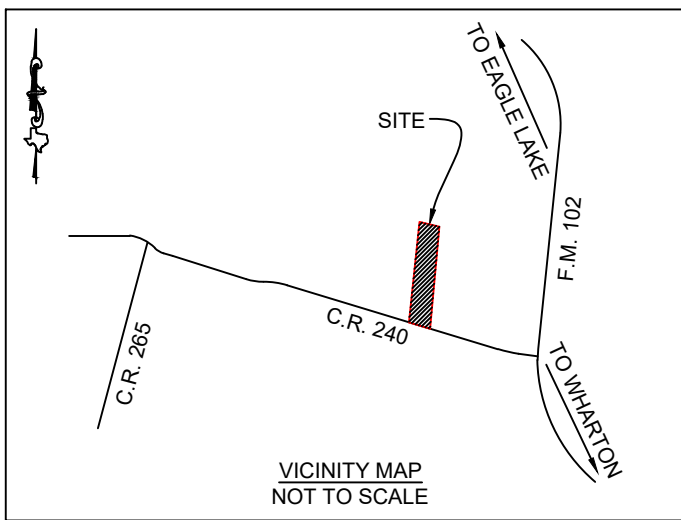


LINE	BEARING	DISTANCE
L1	N 73°00'38" W	324.97'
L2	S 77°21'22" E	301.18'

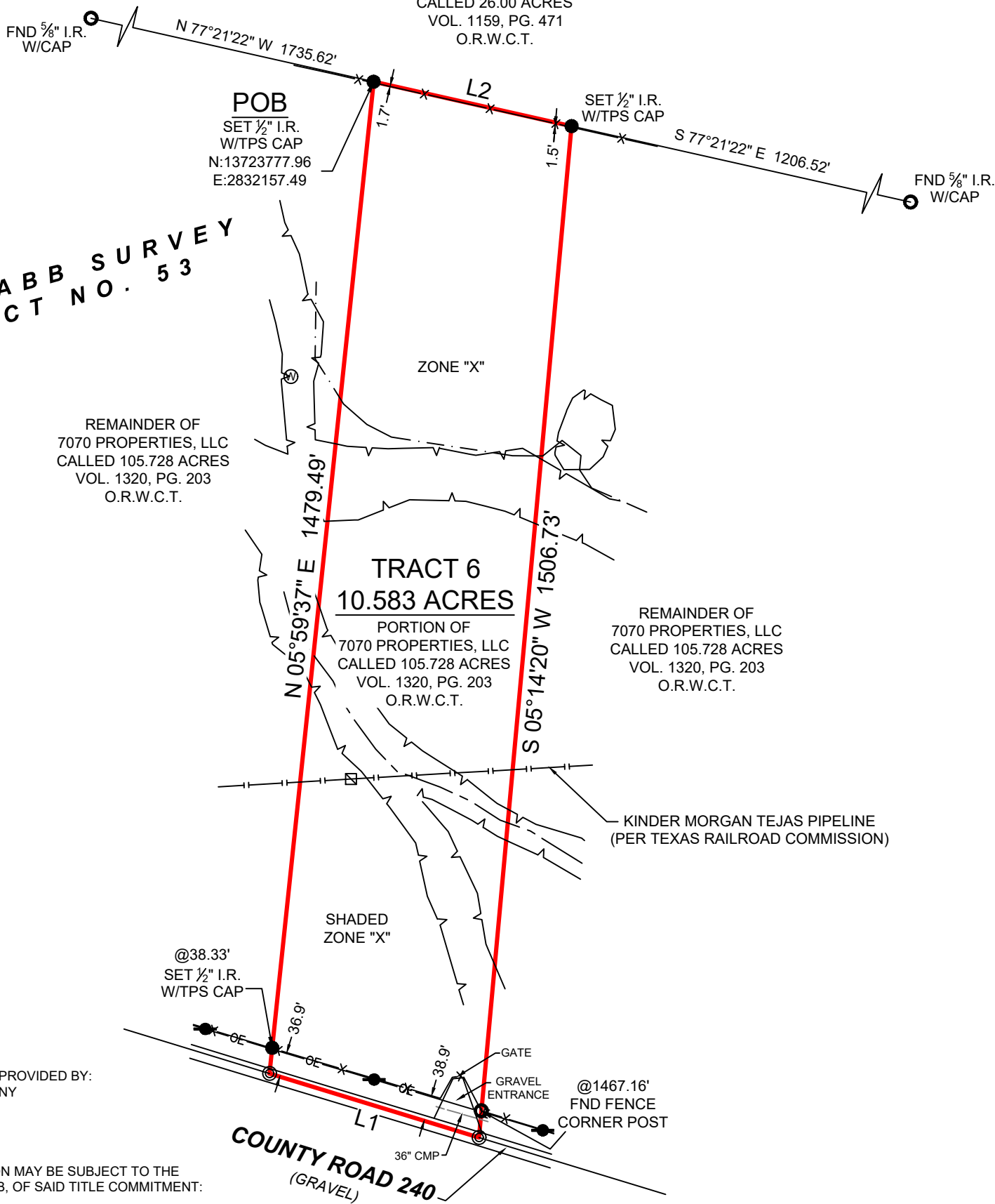
SYMBOL LEGEND

- FEMA (APPROXIMATE LIMITS, SCALED PER FEMA)
- FLOWLINE
- OE— OVERHEAD ELECTRIC
- |— PIPELINE
- V— TOP OF BANK
- X— WIRE FENCE
- ⊙ CALCULATED CORNER
- FOUND SURVEY MONUMENT
- PIPELINE MARKER
- POWER POLE
- ⊕ PLUGGED GAS WELL
- ⊙ SET SURVEY MONUMENT
- CMP CORRUGATED METAL PIPE



NOW OR FORMALLY
LOUISE GERALDINE WALLER
CALLED 26.00 ACRES
VOL. 1159, PG. 471
O.R.W.C.T.

**ANDREW RABB SURVEY
ABSTRACT NO. 53**



SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIRST AMERICAN TITLE GUARANTY COMPANY
G.F. NO.: TA-23-3829E
EFFECTIVE DATE: JUNE 23, 2023
(AS TO 105.728 ACRE TRACT)

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM(S) LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

- 10B. 15' PIPELINE EASEMENT, PER VOLUME 817 PAGE 870, O.R.W.C.T. (DOES NOT AFFECT)
- 10C. PIPELINE EASEMENT AND SURFACE EASEMENT, PER VOLUME 390, PAGE 272, O.R.W.C.T. (DOES NOT AFFECT)
- 10D. PIPELINE EASEMENT, PER VOLUME 141, PAGE 482, D.R.W.C.T. (DOES NOT AFFECT)
- 10E. DRAINAGE EASEMENT, PER VOLUME 331, PAGE 306, D.R.W.C.T. (DOES NOT AFFECT)

GENERAL NOTES:

1) SUBJECT TRACT IS NOT LOCATED WITHIN ANY CITY LIMITS OR EXTRA-TERRITORIAL JURISDICTIONS.

PROJECT NUMBER	33550_TR6
DATE	09-13-2023
DRAWN BY	TNK
CHECKED BY	CPP
FIELD CREW	GG
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

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

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48481C0150F HAVING AN EFFECTIVE DATE OF 12/21/2017.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), SOUTH CENTRAL ZONE (TXSC-4204), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER
ADDRESS COUNTY ROAD 240, BONUS, TX 77488
SURVEY ANDREW RABB, A - 53
SUBJECT 10.583 ACRES
COUNTY WHARTON

BOUNDARY SURVEY

BEING A 10.583 ACRE TRACT OF LAND SITUATED IN THE ANDREW RABB SURVEY, ABSTRACT NUMBER 53, WHARTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 105.728 ACRE TRACT DESCRIBED IN INSTRUMENT TO 7070 PROPERTIES, LLC., RECORDED IN VOLUME 1320, PAGE 203, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS (O.R.W.C.T.), SAID 10.583 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

