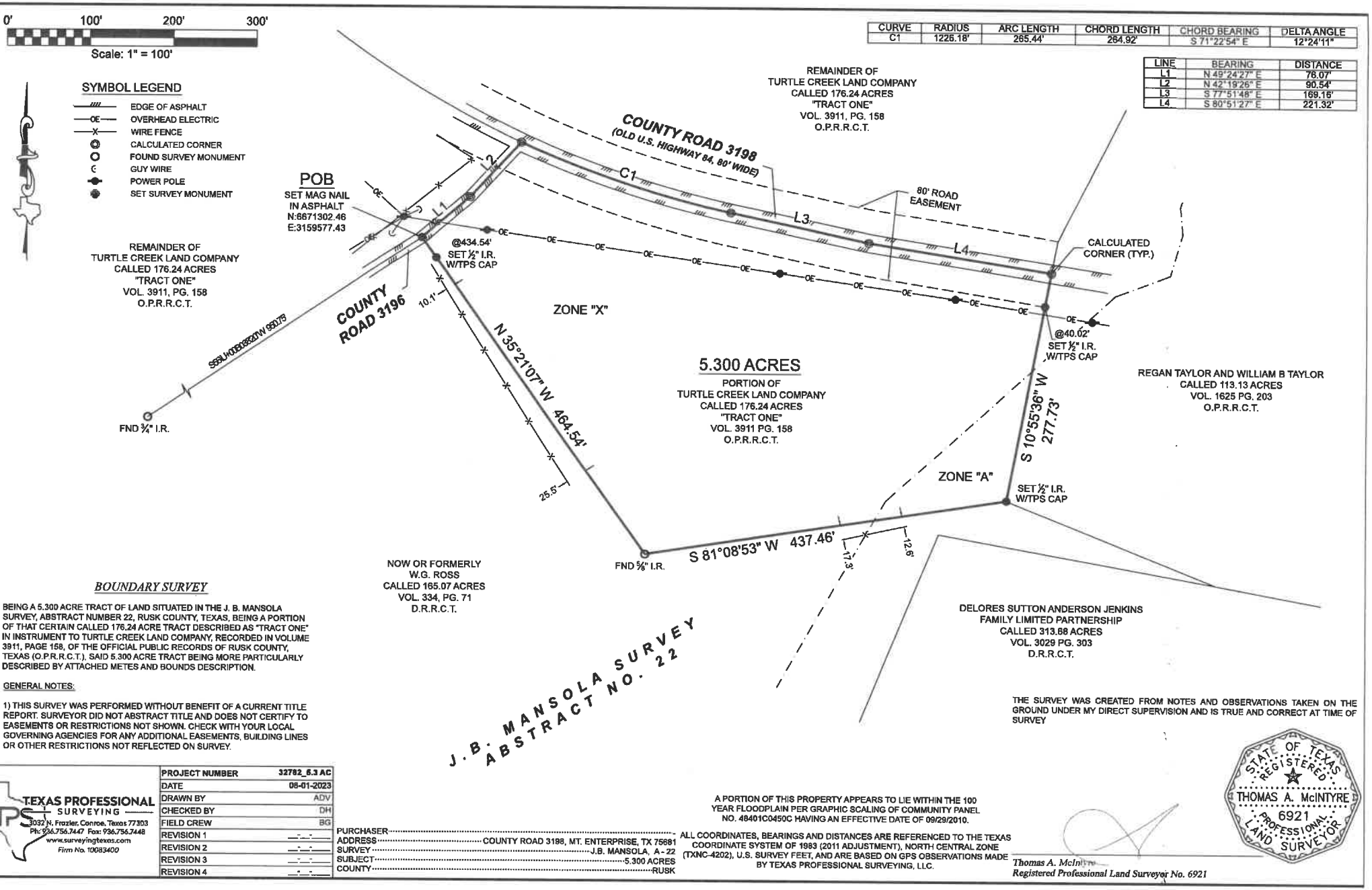

BOUNDARY SURVEY

BEING A 5.300 ACRE TRACT OF LAND SITUATED IN THE J. B. MANSOLA SURVEY, ABSTRACT NUMBER 22, RUSK COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 176.24 ACRE TRACT DESCRIBED AS "TRACT ONE" IN INSTRUMENT TO TURTLE CREEK LAND COMPANY, RECORDED IN VOLUME 3911, PAGE 158, OF THE OFFICIAL PUBLIC RECORDS OF RUSK COUNTY, TEXAS (O.P.R.R.C.T.), SAID 5.300 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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.

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	32782_5.3 AC
DATE	06-01-2023
DRAWN BY	ADV
CHECKED BY	DH
FIELD CREW	BG
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

PURCHASER
ADDRESS ..... COUNTY ROAD 3198, MT. ENTERPRISE, TX 75681
SURVEY ..... J.B. MANSOLA, A - 22
SUBJECT ..... 5.300 ACRES
COUNTY ..... RUSK

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48401C0450C HAVING AN EFFECTIVE DATE OF 09/29/2010.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), NORTH CENTRAL ZONE (TXNC-4202), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

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

STATE OF TEXAS
REGISTERED
THOMAS A. McINTYRE
6921
PROFESSIONAL
LAND SURVEYOR

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921