SURVEY OF

LOT 100

IRON GATOR ESTATES

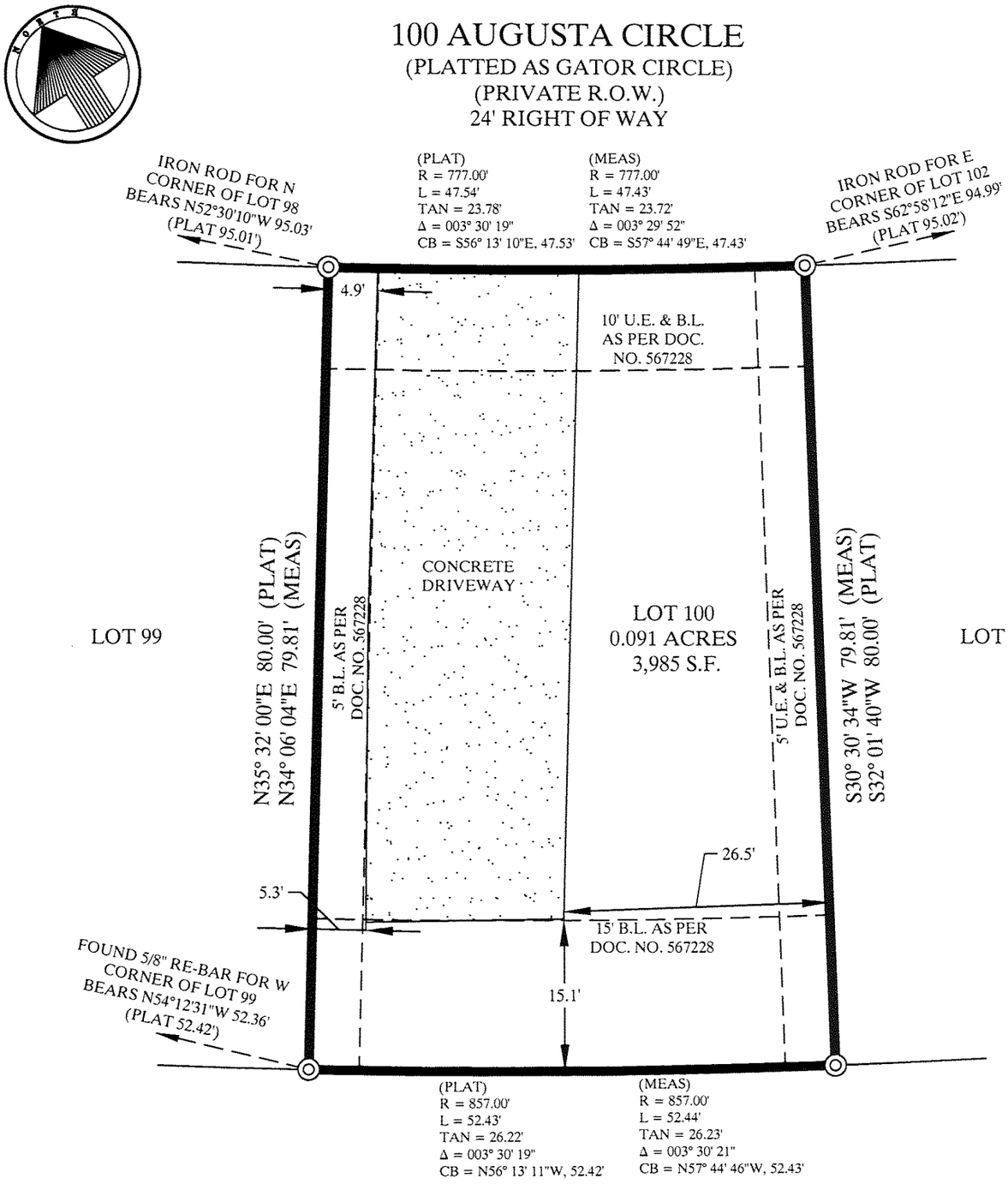
ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS

BUYER: TROY SCHLEGEL
STACY METRO

GF NO.: 23-738971-CH (05-12-2023)
SCALE 1" = 15'
MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS
ENVELOPE: 1328-1329 TUBE: 31-3

100 AUGUSTA CIRCLE

(PLATTED AS GATOR CIRCLE)
(PRIVATE R.O.W.)
24' RIGHT OF WAY



◎ = FOUND 5/8" RE-BAR

RESERVE "B"
2.45 ACRES
108,670 S.F.

NOTES: SCHEDULE "B" ITEMS:
10.)
g.) FILE NO. 567228, AS SHOWN
h.) FILE NO. 567901, BLANKET
i.) FILE NO. 567903, BLANKET
j.) VOL. 110, PG. 573, DOES NOT APPLY

Brister Surveying

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BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE X AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT MAPS. COMMUNITY PANEL 48409C 0470 F DATED DECEMBER 20, 2019 AND ☐ IS ☒ IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE.

SURVEY DATE MAY 19, 2023

STATE OF TEXAS
REGISTERED
RONALD E. BRISTER
5407
PROFESSIONAL
LAND SURVEYOR

NOTES:
1.) TOTAL SURVEYED AREA IS 0.091 ACRES.
2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

THIS SURVEY INCLUDES ONLY THE RESEARCH, INVESTIGATION, OR LOCATIONS OF SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY AS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY MAY 16, 2023 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister

JOB NO. 231096

RONALD E. BRISTER R.P.L.S. NO. 5407