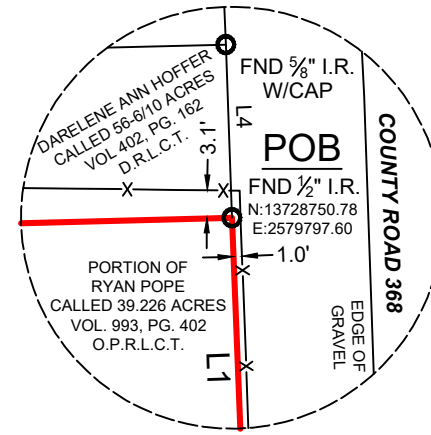


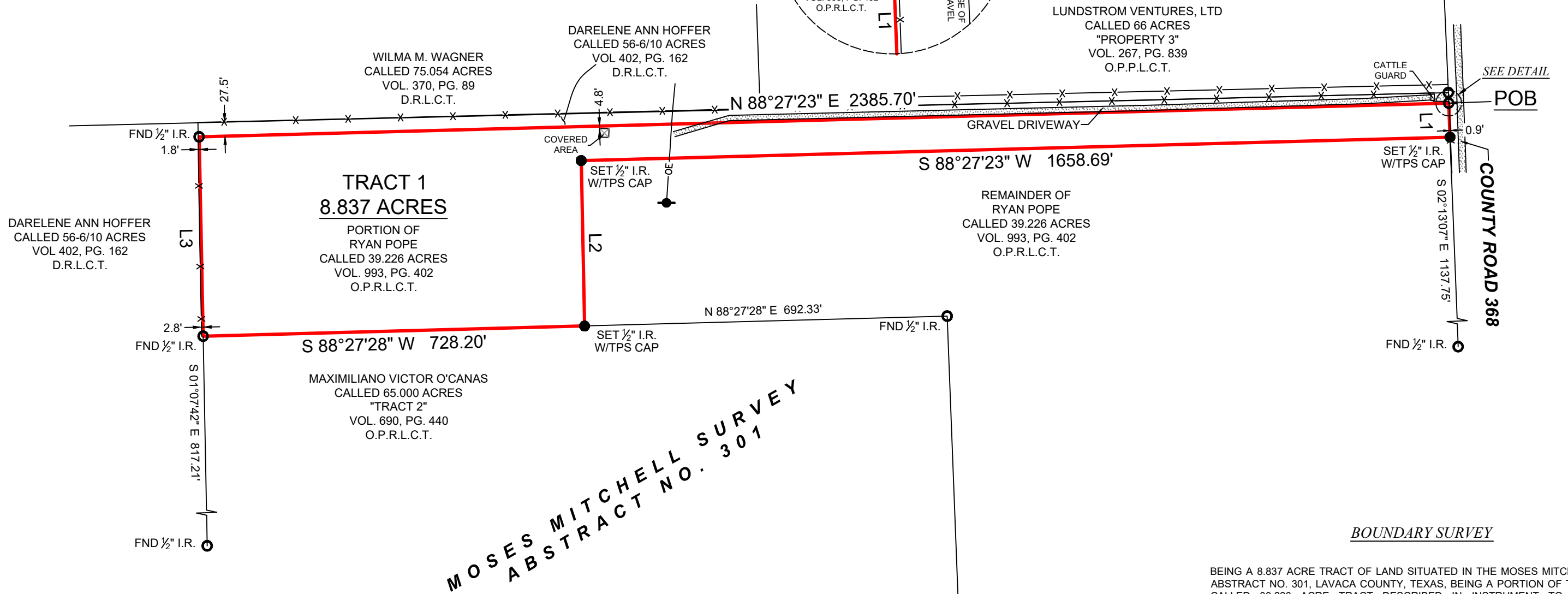
SYMBOL LEGEND

- OE— OVERHEAD ELECTRIC
- X— WIRE FENCE
- FOUND SURVEY MONUMENT
- POWER POLE
- SET SURVEY MONUMENT

LINE	BEARING	DISTANCE
L1	S 02°13'07" E	65.00'
L2	S 01°09'57" E	315.63'
L3	N 01°09'57" W	380.61'
L4	N 02°03'21" W	20.07'



*DETAIL
NOT TO SCALE*



BOUNDARY SURVEY

BEING A 8.837 ACRE TRACT OF LAND SITUATED IN THE MOSES MITCHELL SURVEY, ABSTRACT NO. 301, LAVACA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 39.226 ACRE TRACT DESCRIBED IN INSTRUMENT TO RYAN POPE, RECORDED IN VOLUME 993, PAGE 402, OF THE OFFICIAL PUBLIC RECORDS OF LAVACA COUNTY, TEXAS (O.P.R.L.C.T.), SAID 8.837 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.

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	35045_TR1
DATE	11/1/2023
DRAWN BY	AM
CHECKED BY	TNK / CPP
FIELD CREW	JW
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

PURCHASER.....
 ADDRESS..... COUNTY ROAD 368, SHINER, TX, 77984
 SURVEY..... MOSES MITCHELL, A - 301
 SUBJECT..... 8.837 ACRES
 COUNTY..... LAVACA

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48285C0275E HAVING AN EFFECTIVE DATE OF 11/26/2010.

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.

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

