



- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, TEXAS CENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY ALAMO TITLE INS Co. GF# 23127055
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) PROPERTY SUBJECT TO THE TERMS, EASEMENTS OR RESTRICTIONS AS RECORDED IN VOLUME 174 PG 611 & CF# 2002.00004865 COUNTY DEED RECORDS.
- 6) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 7) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 8) THE FENCE LINES SHOWN ARE SHOWN AT THE POINTS WHERE MEASUREMENTS WERE MADE AND MAY MEANDER ALONG THE LINE
- 9) OTHER MINOR IMPROVEMENTS (SUCH AS LANDSCAPING, LIGHTS, ETC) MAY BE PRESENT, BUT NOT SHOWN



LINE & SYMBOL	LEGEND
(Symbol)	1) BR - BRON ROD FOUND
(Symbol)	2) BR - BRON ROD SET, CAPPED
(Symbol)	3) BR - BRON ROD SET, CAPPED
(Symbol)	4) CL - UTILITY EASEMENT
(Symbol)	5) DR - DRAINAGE EASEMENT
(Symbol)	6) AE - ACCESS EASEMENT
(Symbol)	7) CM - CONTROL MONUMENT

THIS SURVEY IS RESTRICTED TO THE PROPERTY SHOWN ABOVE AND NO LICENSE HAS BEEN GRANTED TO COPY THE SURVEY EXCEPT IN CONNECTION WITH THE ORIGINAL TRANSACTION UNLESS OTHERWISE SHOWN. NO FLOODPLAIN CHECK WAS PERFORMED.

CHAMBERLAIN  
11.00 ACRES  
VOL. 311 PAGE 82  
COUNTY DEED RECORDS

THORDALE  
VOL. 311 PAGE 82  
COUNTY DEED RECORDS

RANCH ACRES SUBDIVISION  
SEC 2  
VOL. 174 SHT 611  
COUNTY PLAT RECORDS  
LOT 20

LOT 19  
5.45 ACRES

PLAYER  
14.7 ACRE  
VOL. 895 PAGE 561  
COUNTY DEED RECORDS

**SURVEY OF**  
TRACT 19  
RANCH ACRES SECTION 2

LOCATED IN THE GW LAWRENCE SURVEY, ABSTRACT NO. 318  
BASED ON THE PLAT THEREOF RECORDED IN  
VOLUME/CABINET 174 PAGE/SHEET 611 OF  
THE PLAT RECORDS WLAKER COUNTY, TEXAS  
REF: CARR G.F. 23127055 DATE: MAR 27 2023  
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, OVERLAPS, DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.

MICHAEL WARREN R.P.L.S. # 4935

NOTE: PLAT OF RANCH ACRES DOES NOT CONTAIN ADEQUATE BEARINGS AND DISTANCES TO CREATE A CLOSED MATHEMATICAL FIGURE