

DIMENSIONS INDICATED HEREON ARE BASED UPON GLOBAL POSITIONING SYSTEM SURVEYING, TIED TO THE TRIMBLE RTK NETWORK, REFERENCED TO THE (NORTH AMERICAN DATUM OF 1983) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), GRID SCALE FACTOR: 1.000030000000.

NOTES:
 1. UNDERGROUND UTILITIES WERE NOT LOCATED PRIOR TO THE SURVEY BEING CONDUCTED. B-LINE SURVEYORS INC. IS NOT LIABLE NOR RESPONSIBLE FOR THE LOCATING OF ANY UNDERGROUND UTILITIES THAT MAY BE ON OR WITHIN THE PROPERTY.
 CALL 811 BEFORE YOU DIG.

2. THIS PROPERTY LIES IN FLOOD ZONE X AS INDICATED ON PANEL 48291C0475D DATED 01/19/2018.

3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OTHER BUILDING LINES OR EASEMENTS MAY EXIST.

4. THE LOCATION OF THE PIPELINE SHOWN HEREON MAY NOT BE EXACT. UNDERGROUND UTILITIES WERE NOT LOCATED PRIOR TO THE SURVEY. THE PIPELINE SHOWN IS SHOWN CONNECTING THE PIPELINE MARKERS. THE UNDERGROUND LOCATION OF SAID PIPELINES MAY VARY.

5. APPROXIMATELY 0.27 ACRES OF LAND WITHIN COUNTY ROAD 182.

10.00 ACRES
 FILE No. 2021045110
 O.P.R.L.C.

27.19 ACRES
 FILE No. 2023034823
 O.P.R.L.C.
 &
 VOL. 388, PAGE 358
 D.R.L.C.

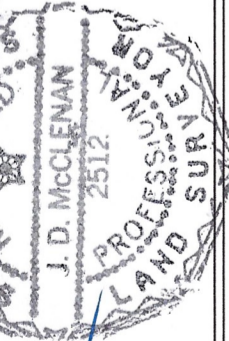
SET 1/2" I.R.
 CAPPED BLS 2512
 POB
 N:10026973.84
 E:4085054.11

561.60 ACRES
 NO DEED FND
 PID: 30568
 L.C.A.D.

000 COUNTY ROAD 182
 LIBERTY, TX 77575
 FOR: PATRICIA DONATTO RAMOS
 &
 REGINA DONATTO KELLEY
 PID: 282998 & 282999
 OUT OF A CALLED 54.38 ACRE TRACT
 FILE No. 2023034823 (O.P.R.L.C.)
 &
 VOL. 388, PAGE 358 (D.R.L.C.)
 M: 27.09 ACRES

43.40 ACRES
 NO DEED FND
 PID: 25626
 L.C.A.D.

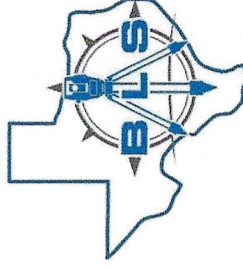
I, J.D. McCLENNAN DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, OF A 27.09 ACRE TRACT IN THE H. & T. C. RAILROAD SURVEY, SECTION No. 173, ABSTRACT No. 272, LIBERTY COUNTY, TEXAS AND SHOWING ALL VISIBLE IMPROVEMENTS THEREON. THERE ARE NO OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE SIGNS OF ENCROACHMENTS AT THE TIME OF THE SURVEY EXCEPT AS SHOWN. THE UNDERSIGNED SURVEYOR DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF FLOOD ZONE INFORMATION WHICH IS DERIVED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR ANY OTHER PARTIES IS AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



J.D. McClellan
 J.D. McClellan
 Registered Professional Land Surveyor
 Texas Registration Number 2512

LEGEND:
 M = MEASURE
 R = RECORD
 I.R. = IRON ROD
 I.P. = IRON PIPE
 △ = PIPELINE MARKER

1" = 250'



B-LINE SURVEYORS, INC.
 409-790-7147

LAND SURVEYING - ELEVATION CERTIFICATES
 940 REDWOOD ST. KOUNTZE, TX 77625
 (409) 201-7928 cartcooper.blis@gmail.com
 FIRM REGISTRATION NO.: 10109900

DRAWN BY:	ANB	DATE:	06/13/2024
CHECKED BY:	JDMC	G. F. NO.:	N/A
JOB NO.:	24-386	BK/Pg:	231/65

