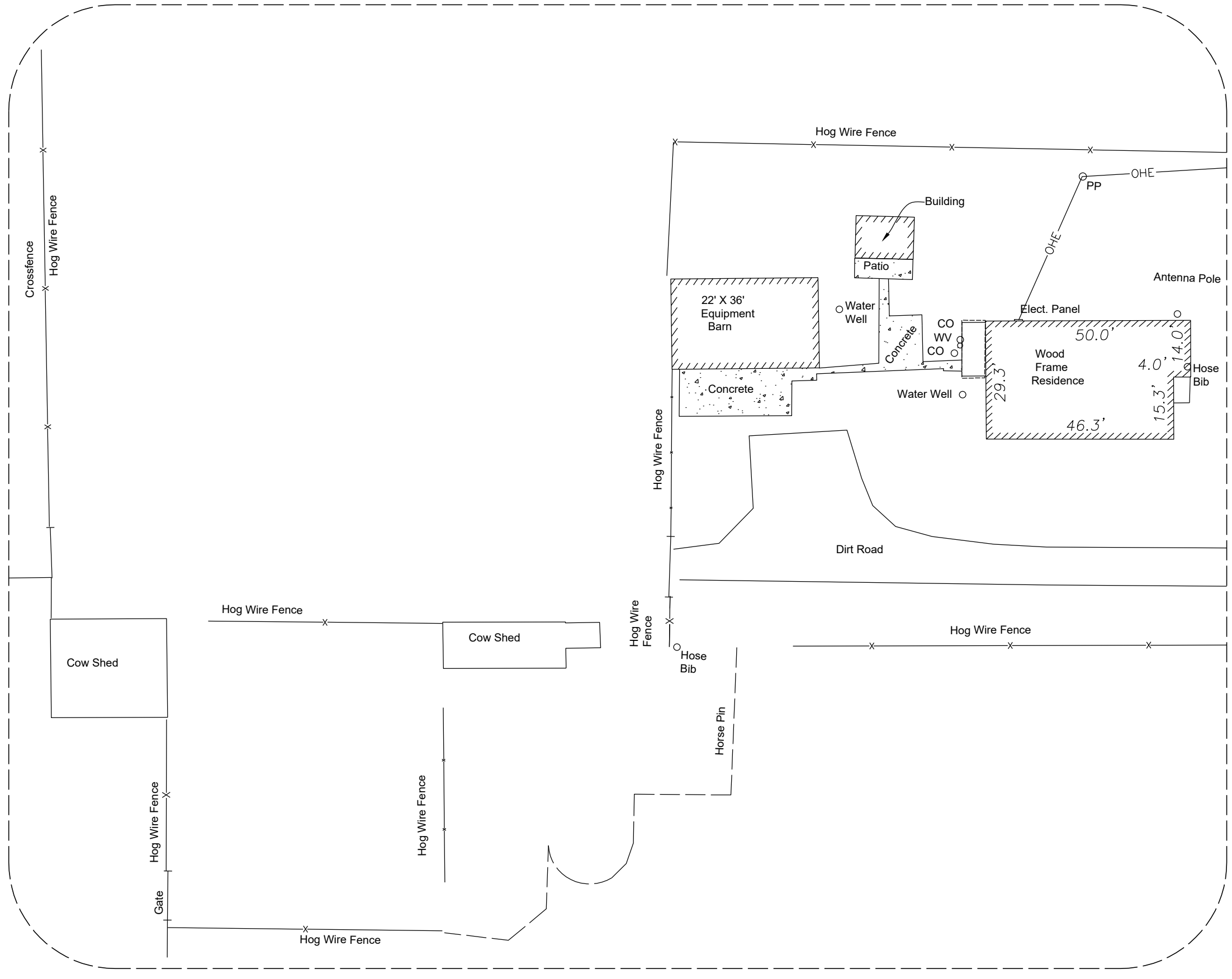
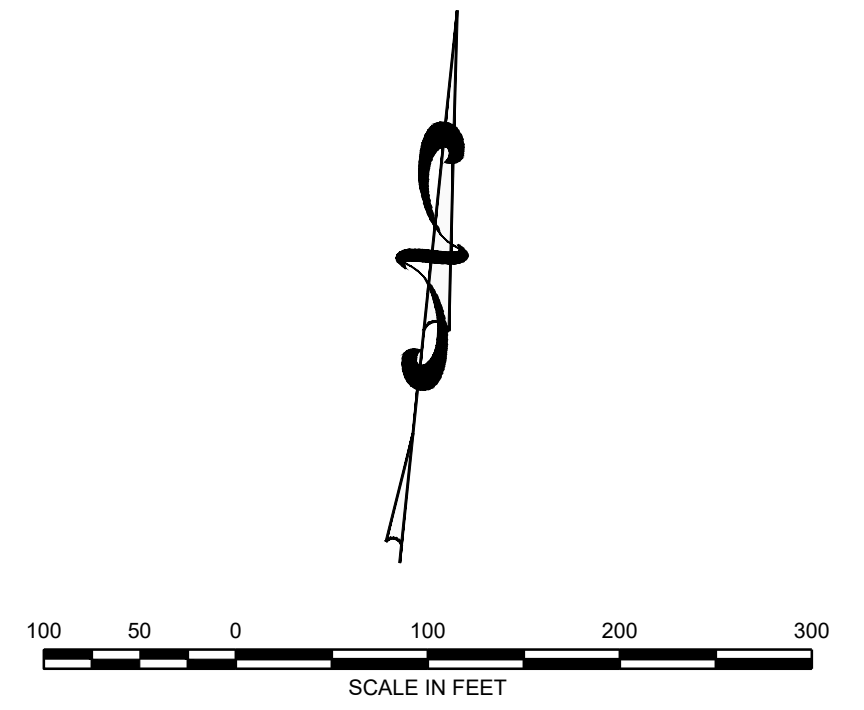


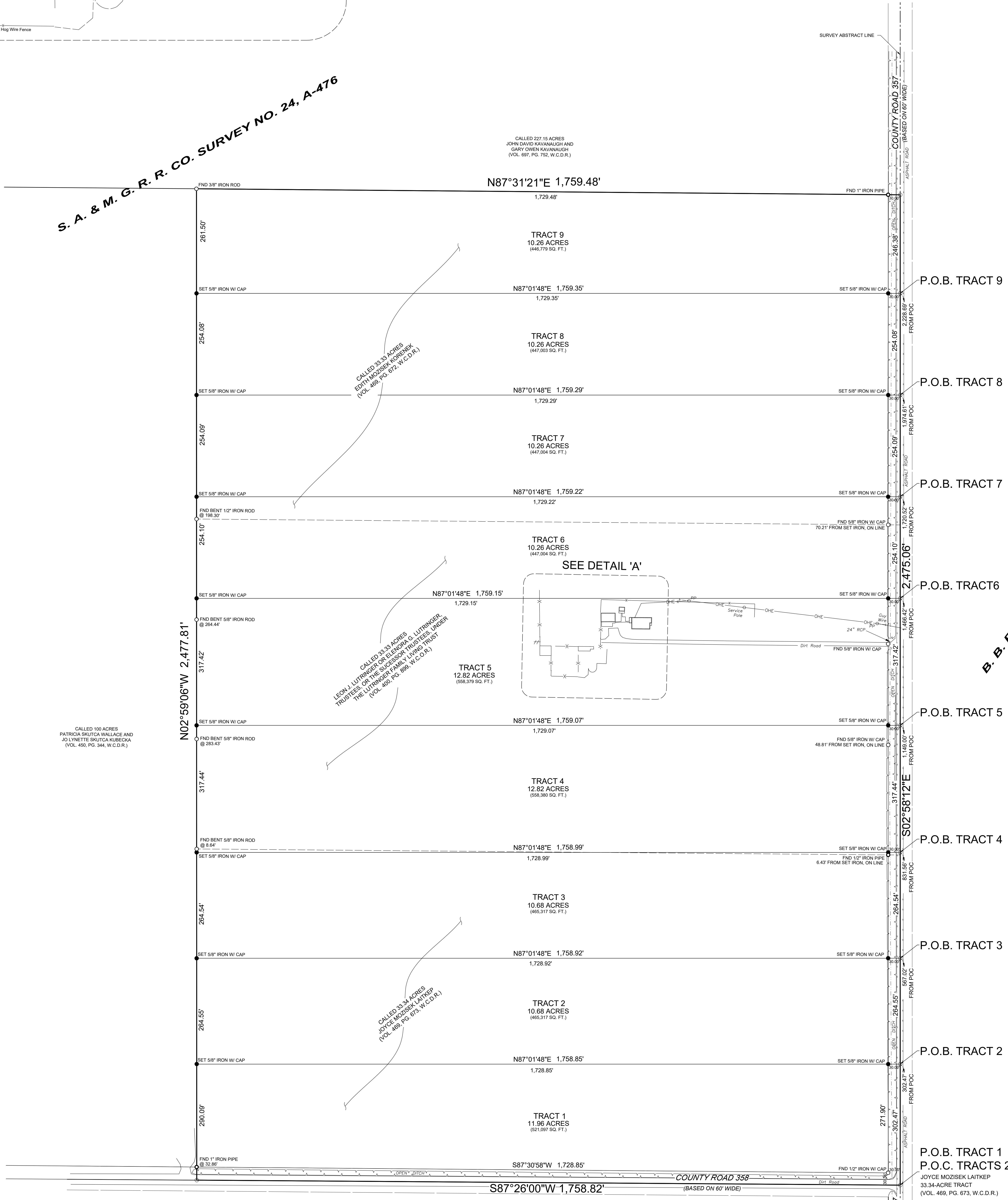
DETAIL 'A' NOT TO SCALE



TRACT #	GROSS ACREAGE	ACREAGE IN R.O.W.	NET ACREAGE
1	11.96	1.46	10.50
2	10.68	0.18	10.50
3	10.68	0.18	10.50
4	12.82	0.22	12.60
5	12.82	0.22	12.60
6	10.26	0.18	10.08
7	10.26	0.18	10.08
8	10.26	0.18	10.08
9	10.26	0.17	10.09



S. A. & M. G. R. R. CO. SURVEY NO. 24, A-476



B. B. & C. R. R. CO. SURVEY NO. 5, A-81

- ABBREVIATIONS LEGEND**
- B.L. BUILDING LINE
 - ESMT. EASEMENT
 - ELEC. ELECTRIC
 - IR. IRON ROD
 - NO. NUMBER
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - R.O.W. RIGHT OF WAY
 - SAN. SANITARY SEWER
 - SG. FT. SQUARE FEET
 - STM. STORM SEWER
 - VOL. PG. VOLUME AND PAGE
 - W. WITH
 - W.C.D.R. WHARTON COUNTY DEED RECORDS

- NOTES:**
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THE SURVEYOR HAS NOT ATTEMPTED TO ABSTRACT THE PROPERTY, EASEMENTS, SETBACK LINES, AND AGREEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON.
 3. THIS PROPERTY LIES IN UNSHADDED ZONE "X" AS PER THE FLOOD INSURANCE RATE MAP NO. 48481C 0515, EFFECTIVE DATE 04/05/2006.
 4. ALL RODS SET ARE CAPPED WITH PLASTIC CAP STAMPED "PEDIKAZA".
 5. THIS PLAT OF SURVEY IS ACCOMPANIED BY METES AND BOUNDS DESCRIPTIONS OF EVEN DATE, WITHOUT WHICH THIS SURVEY IS CONSIDERED INCOMPLETE.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHTS-OF-WAY OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

JOSE A. PEDEAZA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6906



PLAT OF SURVEY
CREATING 9 TRACTS
OUT OF
A CALLED 33.34 ACRES
(VOL. 400, PG. 899 W.C.D.R.),
A CALLED 33.33 ACRES
(VOL. 400, PG. 899, W.C.D.R.),
AND A CALLED 33.33 ACRES
(VOL. 469, PG. 672 W.C.D.R.)
SITUATED IN THE
S. A. & M. G. R. R. CO.
SURVEY NO. 24, A-476
WHARTON COUNTY, TEXAS

TEJAS SURVEYING

Padrao Surveying, LLC
dba Tejas Surveying
1810 First Oaks Street, Suite 220
Richardson, Texas 75080
TSP/ELS Firm Reg. No. 10194389
Phone: (214) 240-9099
www.tejassurveying.com

SCALE: 1" = 160'
FIELD BOOK: 421
DATE: 10/10/2024
SF No.:
ADDRESS: COUNTY ROADS 357 & 358, EL CAMPO, TEXAS
PHONE: (281) 240-9099
CADD FILE: 44-2456 PLAT OF SURVEY
JOB NO.: 44-2450