

0' 200' 400' 600'

Scale: 1" = 200'

SYMBOL LEGEND

- FOUND SURVEY MONUMENT
- ⊙ CALCULATED CORNER
- 1/2" IRON ROD W/CAP STAMPED "TPS 100834-00"
- ▬▬▬ EDGE OF ASPHALT
- OE— OVERHEAD ELECTRIC
- P— PIPELINE
- ▬▬ WOOD FENCE
- ⊠ AIR CONDITIONING UNIT (AC)
- ⊙ GUY WIRE (GW)
- ⊙ METER POLE
- ⊙ POWER POLE (PP)
- ⊠ TELEPHONE PEDESTAL (TP)
- ⊠ UNDERGROUND CABLE MARKER (BCM)
- ⊠ PIPELINE MARKER
- ⊙ SEPTIC LID

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5779.58'	758.11'	757.56'	N 88°15'48" W	7°30'56"

LINE	BEARING	DISTANCE
L1	N 86°18'38" W	100.50'
L2	S 43°50'32" W	43.13'
L3	S 02°11'38" E	239.60'

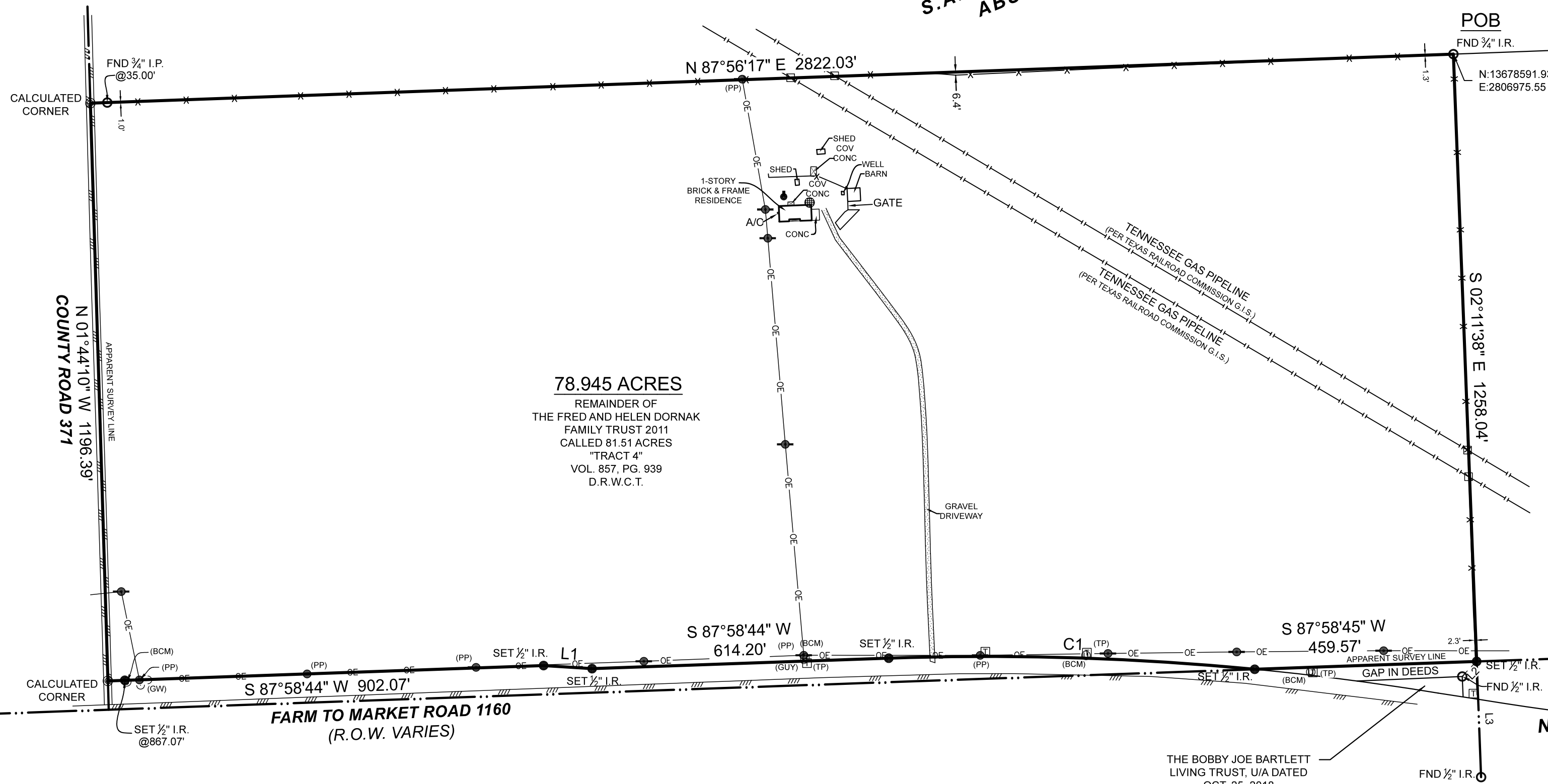


RUSSELL WILLIAM ROD AND ANITA ANN ROD
CALLED 140.87 ACRES
VOL. 1166, PG. 935
O.P.R.W.C.T.

S.A. & M.G. RR. CO. SURVEY
ABSTRACT No. 340

POB
FND 3/4" I.R.

N:13678591.93
E:2806975.55



CLAIBORNE A. JOHNSON SURVEY
ABSTRACT No. 264

COUNTY ROAD 371
N 01°44'10" W 1196.39'

78.945 ACRES
REMAINDER OF THE FRED AND HELEN DORNAK FAMILY TRUST 2011 CALLED 81.51 ACRES "TRACT 4"
VOL. 857, PG. 939
D.R.W.C.T.

RUSSELL ROD CALLED 42.79 ACRES
VOL. 932, PG. 814
O.P.R.W.C.T.

THOMAS P. ANDERSON SURVEY
ABSTRACT No. 67

THE BOBBY JOE BARTLETT LIVING TRUST, U/A DATED OCT. 25, 2018 CALLED 10.00 ACRES VOL. 1114, PG. 381 O.P.R.W.C.T.

NASARIO MANCHA SURVEY
ABSTRACT No. 271

FARM TO MARKET ROAD 1160
(R.O.W. VARIES)

BOUNDARY & IMPROVEMENT SURVEY

BEING a 78.945 acre tract of land situated in the S.A. & M.G. RR. CO. Survey, Abstract Number 340, Wharton County, Texas, being the remainder of that certain called 81.51 acre tract described as "tract 4" in instrument to The Fred and Helen Dornak Family Trust 2011, recorded in Volume 857, Page 939 of the Deed Records of Wharton County, Texas (D.R.W.C.T.), said 78.945 acre tract being more particularly described by attached metes and bounds description.

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

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.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO's. 48481C0300E AND 48481C0325E BOTH HAVING AN EFFECTIVE DATE OF 04/05/2006.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (TXSC-4204), GRID MEASUREMENTS.

PROJECT NUMBER	27259
DATE	09/23/2022
DRAWN BY	UV
CHECKED BY	DVB / MJW
FIELD CREW	JN
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

PURCHASERLIBERATION RANCHES
ADDRESS.....17301 FM 1160 ROAD, EL CAMPO, TX 77437
SURVEY.....S.A. & M.G.R.R. CO., A - 340
SUBJECT.....78.945 ACRES
COUNTY.....WHARTON



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

