

0' 200' 400' 600'

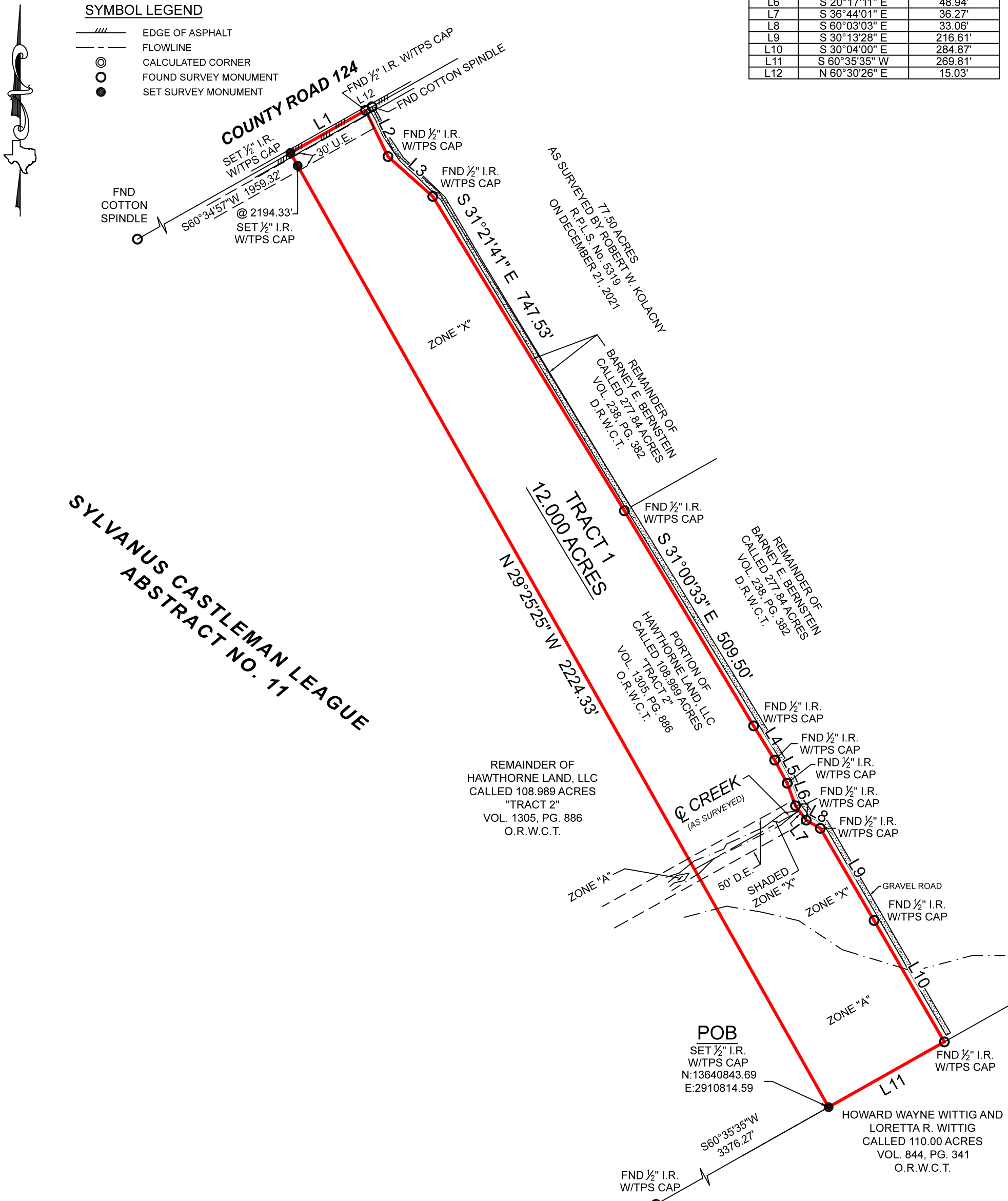


Scale: 1" = 200'

SYMBOL LEGEND

- EDGE OF ASPHALT
- FLOWLINE
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT

LINE	BEARING	DISTANCE
L1	N 60°30'26" E	175.40'
L2	S 25°51'28" E	104.19'
L3	S 48°19'36" E	121.73'
L4	S 31°35'13" E	81.49'
L5	S 28°26'50" E	53.44'
L6	S 20°17'11" E	48.94'
L7	S 36°44'01" E	36.27'
L8	S 60°03'03" E	33.06'
L9	S 30°13'28" E	216.61'
L10	S 30°04'00" E	284.87'
L11	S 60°35'35" W	269.81'
L12	N 60°30'26" E	15.03'



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.

BOUNDARY SURVEY

BEING A 12.000 ACRE TRACT OF LAND SITUATED IN THE SYLVANUS CASTLEMAN LEAGUE, ABSTRACT NUMBER 11, WHARTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 108.989 ACRE TRACT DESCRIBED AS "TRACT 2" IN INSTRUMENT TO HAWTHORNE LAND, LLC, RECORDED IN VOLUME 1305, PAGE 886 OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS (O.R.W.C.T.), SAID 12.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THE SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT TIME OF SURVEY

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48481C0575F HAVING AN EFFECTIVE DATE OF 12/21/2017.

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.

PROJECT NUMBER	24692_TR1
DATE	7/11/2023
DRAWN BY	CSP
CHECKED BY	MJW
FIELD CREW	GR
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

TEXAS PROFESSIONAL SURVEYING

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www.surveyingtexas.com
Firm No. 10083400

PURCHASER.....
ADDRESS.....COUNTY ROAD 124, WHARTON, TX, 77488
SURVEY.....SYLVANUS CASTLEMAN, A-11
SUBJECT.....12.000 ACRES
COUNTY.....WHARTON

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

