

0' 200' 400' 600'

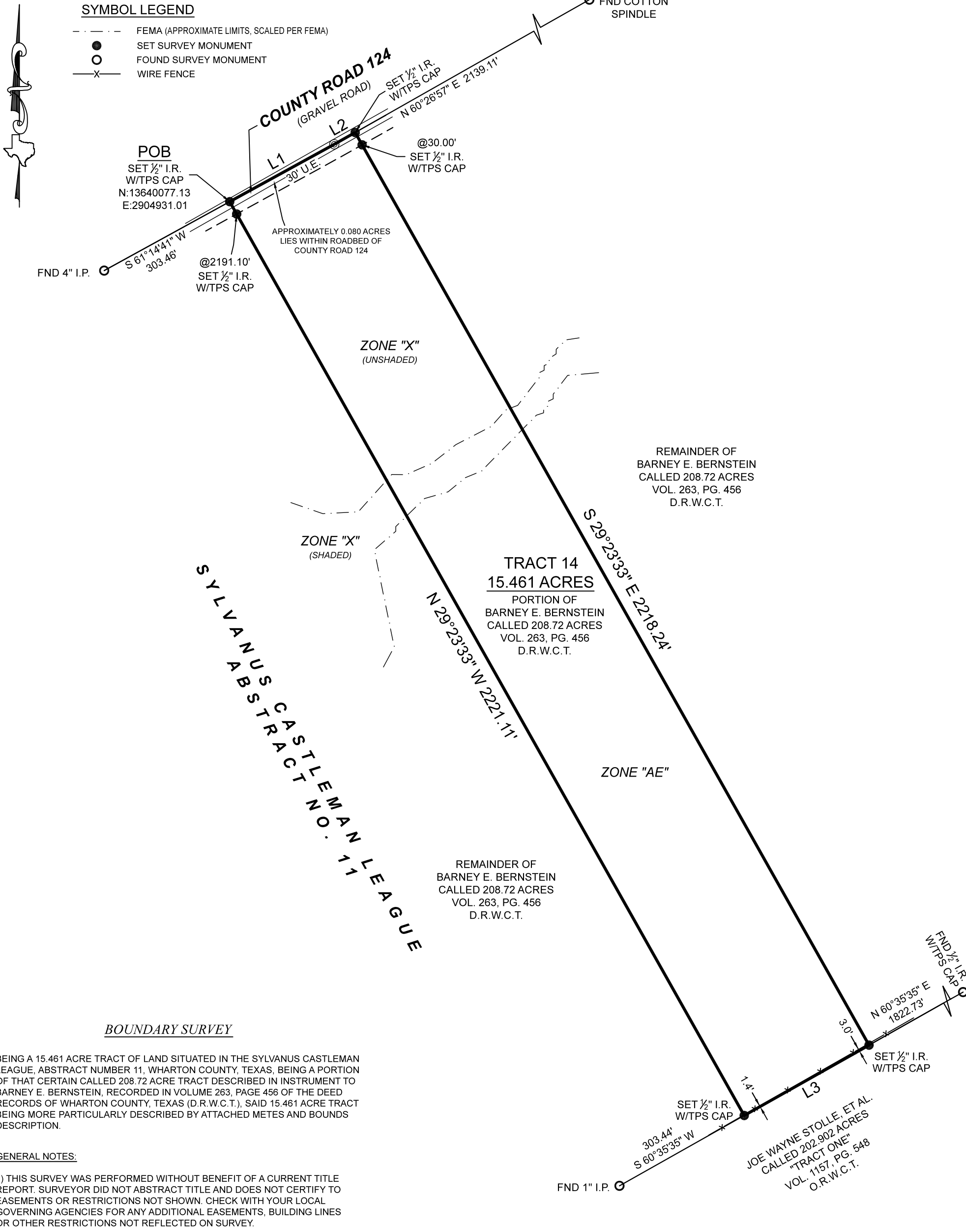


Scale: 1" = 200'

LINE	BEARING	DISTANCE
L1	N 61°14'41" E	252.66'
L2	N 60°35'01" E	50.80'
L3	S 60°35'35" W	303.45'

SYMBOL LEGEND

- - - - - FEMA (APPROXIMATE LIMITS, SCALED PER FEMA)
- SET SURVEY MONUMENT
- FOUND SURVEY MONUMENT
- X- WIRE FENCE



BOUNDARY SURVEY

BEING A 15.461 ACRE TRACT OF LAND SITUATED IN THE SYLVANUS CASTLEMAN LEAGUE, ABSTRACT NUMBER 11, WHARTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 208.72 ACRE TRACT DESCRIBED IN INSTRUMENT TO BARNEY E. BERNSTEIN, RECORDED IN VOLUME 263, PAGE 456 OF THE DEED RECORDS OF WHARTON COUNTY, TEXAS (D.R.W.C.T.), SAID 15.461 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

GENERAL NOTES:

- 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.

PROJECT NUMBER	24692_TR14
DATE	05/08/2023
DRAWN BY	CSP
CHECKED BY	MC
FIELD CREW	GR
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

TEXAS PROFESSIONAL SURVEYING
 3032 N. Frazier, Conroe, Texas 77303
 Ph: 936.756.7447 Fax: 936.756.7448
 www.surveyingtexas.com
 Firm No. 10083400

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.

PURCHASER.....
 ADDRESS..... COUNTY ROAD 124, WHARTON, TX, 77488
 SURVEY..... SYLVANUS CASTLEMAN LEAGUE, A - 11
 SUBJECT..... 15.461 ACRES
 COUNTY..... WHARTON

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

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

