

0' 200' 400' 600'

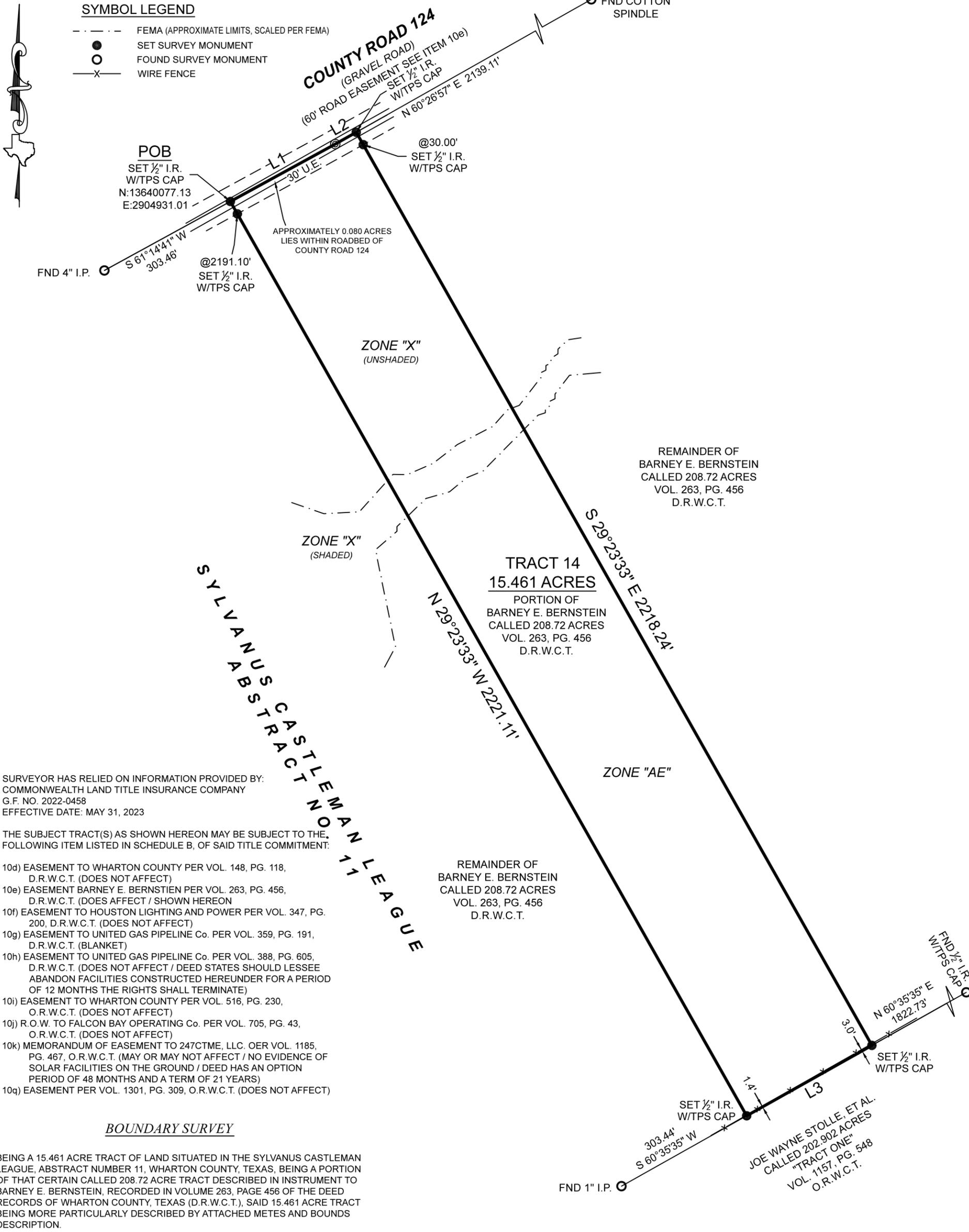


Scale: 1" = 200'

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



SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
COMMONWEALTH LAND TITLE INSURANCE COMPANY
G.F. NO. 2022-0458
EFFECTIVE DATE: MAY 31, 2023

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

- 10d) EASEMENT TO WHARTON COUNTY PER VOL. 148, PG. 118, D.R.W.C.T. (DOES NOT AFFECT)
- 10e) EASEMENT BARNEY E. BERNSTIEN PER VOL. 263, PG. 456, D.R.W.C.T. (DOES AFFECT / SHOWN HEREON)
- 10f) EASEMENT TO HOUSTON LIGHTING AND POWER PER VOL. 347, PG. 200, D.R.W.C.T. (DOES NOT AFFECT)
- 10g) EASEMENT TO UNITED GAS PIPELINE Co. PER VOL. 359, PG. 191, D.R.W.C.T. (BLANKET)
- 10h) EASEMENT TO UNITED GAS PIPELINE Co. PER VOL. 388, PG. 605, D.R.W.C.T. (DOES NOT AFFECT / DEED STATES SHOULD LESSEE ABANDON FACILITIES CONSTRUCTED HEREUNDER FOR A PERIOD OF 12 MONTHS THE RIGHTS SHALL TERMINATE)
- 10i) EASEMENT TO WHARTON COUNTY PER VOL. 516, PG. 230, O.R.W.C.T. (DOES NOT AFFECT)
- 10j) R.O.W. TO FALCON BAY OPERATING Co. PER VOL. 705, PG. 43, O.R.W.C.T. (DOES NOT AFFECT)
- 10k) MEMORANDUM OF EASEMENT TO 247CTME, LLC. OER VOL. 1185, PG. 467, O.R.W.C.T. (MAY OR MAY NOT AFFECT / NO EVIDENCE OF SOLAR FACILITIES ON THE GROUND / DEED HAS AN OPTION PERIOD OF 48 MONTHS AND A TERM OF 21 YEARS)
- 10q) EASEMENT PER VOL. 1301, PG. 309, O.R.W.C.T. (DOES NOT AFFECT)

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.

PROJECT NUMBER	24692_TR14
DATE	05/08/2023
DRAWN BY	CSP
CHECKED BY	MC / MJW
FIELD CREW	GR
REVISION 1	7/19/2023
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.

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.

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

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

