



**NOTES:**

- THIS PLAT MAY NOT SHOW ALL CROSSINGS OF PIPELINES OR CABLES, SOLUM SURVEYING, INC. ASSUMES NO RESPONSIBILITY TO LOCATE PIPELINE OR CABLE CROSSINGS.
- \*BASIS OF BEARING: GPS OBSERVATION BETWEEN A 2 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF A CALLED 125.05 ACRE TRACT AS RECORDED IN DOCUMENT #462179, OFFICIAL RECORDS, JIM WELLS COUNTY, TEXAS TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A CALLED 38.491 ACRE TRACT AS RECORDED IN VOLUME 1000, PAGE 017, OFFICIAL RECORDS, JIM WELLS COUNTY, TEXAS WITH A NAD-27 TEXAS SOUTH ZONE 4205 GRID BEARING OF N 81° 28' 35" W A DISTANCE OF 1,872.07'.
- SURVEY DATE: JUNE 29, 2022.
- REVISED JUNE 26, 2024 TO SHOW BUILDING LINE OFFSETS.

**PLAT**

Showing a partition of a 125.08± (measured) acre tract more or less, called 125.05± acres as recorded in Document No. 462179, Official Records, Jim Wells County, Texas. Also being out of a called 141.75 acre tract known as Tract 4 out of a called 1,000± acre tract as recorded in Volume 149, Page 128, Deed Records, Jim Wells County, Texas. Being out of J. POITEVENT SURVEY NO. 1 Abstract 358, W. HOBBS SURVEY NO. 2 Abstract 214 and T.C. WRIGHT SURVEY NO. 2 Abstract 542. Situated approx. 5.3 miles North of Orange Grove, Jim Wells County, Texas.

**LEGEND**

- ⊙ Iron Pipe Found
- ⊠ Pipe-Fence Corner
- Iron Rod Set-5/8"
- Iron Rod Found-5/8"
- Post-Fence Corner
- ⊕ Water Well
- ⊙ Power Pole
- △ Point
- ⊠ TxDOT Monument
- ( ) Adjoiner/Deed Call

"TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE INSURANCE COMPANY RELYING HEREON"

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 that there are no visible discrepancies, conflicts, encroachments, overlapping of improvements, visible easements or roadways, except as shown hereon and that said property has frontage on a public roadway, except as shown hereon.

*Jose R. Lopez*

Registered Professional Land Surveyor  
Texas Registration Number 6054



Client: **TDF Ranch Properties, LLC**

Revised Plat: June 26, 2024

**Solum Surveying, Inc.**

SURVEYING & MAPPING  
P.O. BOX 2220 ALICE, TX 78333

solum.survey@gmail.com

Firm No. 10193847

Scale: 1" = 300'

Date: Aug. 22, 2022

Job#: 22-1896

Drawn by: WG/ET