

**J. B. DUPRE SURVEY
A-86**

BEGINNING
FROM WHICH A 5/8 INCH
IRON ROD FOUND BEARS
N44°45'19"E A DISTANCE
OF 501.50 FEET

TRACT 7
11.01 ACRES

TRACT 9
11.01 ACRES

TRACT 8
11.01 ACRES

COUNTY ROAD NO. 342

TRACT 4
11.01 ACRES

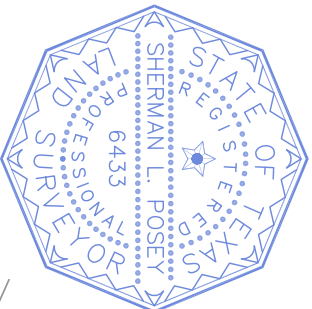
(99.11 ACRES)
INSTR. NO. 202200000658
K.C.O.P.R.

TRACT 6
11.01 ACRES

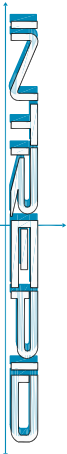
TRACT 3
13.01 ACRES

TRACT 5
11.01 ACRES

TRACT 2
10.01 ACRES



- LEGEND:**
- BOUNDARY LINE
 - ADJACENT LINE
 - FENCE LINE
 - BURIED PIPELINE
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND UTILITY LINE
 - WATER LINE
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - B.L. - BUILDING SETBACK LINE
 - U.D.E. - UTILITY, DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT (BRG-DIST) RECORD CALL
 - XXX/XXX VOLUME/PAGE
 - K.C.P.R. - KARNES COUNTY PLAT RECORDS
 - K.C.D.R. - KARNES COUNTY DEED RECORDS
 - K.C.O.P.R. - KARNES COUNTY OFFICIAL PUBLIC RECORDS
 - K.C.R.P.R. - KARNES COUNTY REAL PROPERTY RECORDS
 - POINT
 - AS MARKED
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - △ 1200 NAIL FOUND
 - ⊙ NAIL SET
 - ⊙ IRON PIPE FOUND
 - ⊕ 5/8" IRON ROD FOUND
 - ⊕ PIPE FENCE CORNER POST FOUND
 - ⊕ WOOD FENCE CORNER POST FOUND
 - ⊕ FILE: 2022\BOUNDARY\KARNES\22-0200_96 acre property division
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ GAS METER
 - ⊕ WATER WELL
 - ⊕ UTILITY POLE
 - ⊕ FIRE HYDRANT



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I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF ONE OF THE SURVEYORS AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

04/11/2022
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR



(946.7 ACRES)
574/564 K.C.O.P.R.

NOTE:
1. BEARINGS, DISTANCES & ACRES ARE GRID, DERIVED FROM NORMAL GPS TECHNIQUES.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE ARE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
4. IRON ROD SETS ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTERPTD".

LINE #	BEARING	DISTANCE
L1	N44° 45' 19"E	40.01'

RECORD LINE TABLE	LINE #	BEARING	DISTANCE
L1	N44° 45' 19"E	----	----

REFERENCE: GUMMB FAMILY LIMITED PARTNERSHIP

ADDRESS: COUNTY ROAD NO. 342

LEGAL DESCRIPTION: BEING 11.01 ACRES OF LAND (TRACT 5)

OUT OF THE J. B. DUPRE SURVEY, ABSTRACT NO. 86 WITHIN

KARNES COUNTY, TEXAS.

JOB NO. 22-0200

REV. 0
DRAWN BY: ALC FIELD BOOK: 100/48