



100' WIDE - F&DOT
STATE HIGHWAY No. 71

P.O.B.
222.37'
N. 02°38'15" W

CALLED 29.94 ACRES
DONALDO CARRASCOZA, ET UX
VOLUME 585, PAGE 766
OFFICIAL RECORDS

CALLED 17.826 ACRES
TEDDY ASH, ET UX
VOLUME 843, PAGE 722
OFFICIAL RECORDS

CALLED 15.640 ACRES
TEDDY J. ASH, ET UX
VOLUME 769, PAGE 485
OFFICIAL RECORDS

CALLLED 2 ACRES
JERRY GEORGE JAMES, ET UX
VOLUME 486, PAGE 263
DEED RECORDS

CALLLED 2,0158 ACRES
IRMAI MORENO
VOLUME 918, PAGE 796
OFFICIAL RECORDS

CALLLED 1.50 ACRES
STEPHEN J. WMSO, ET UX
VOLUME 833, PAGE 519
OFFICIAL RECORDS

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STEPHEN J. WMSO, ET UX
VOLUME 833, PAGE 519
OFFICIAL RECORDS

CALLLED 1.07 ACRES
ARTURO ARVUS, ET UX
VOLUME 1097, PAGE 553
OFFICIAL RECORDS

CALLLED 1.174 ACRES
MARY ALICE MEE
VOLUME 784, PAGE 870
OFFICIAL RECORDS

CALLLED 1.51 ACRES
JAMES S. MAY, ET UX
VOLUME 1031, PAGE 283
OFFICIAL RECORDS

CALLLED 3.03 ACRES
CAROL VALENCIA, ET UX
VOLUME 940, PAGE 416
OFFICIAL RECORDS

32.625 ACRES

OF WHICH, APPROXIMATELY 0.185 ACRES
ARE WITHIN STATE HIGHWAY No. 71,
LEAVING A NET OF 32.440 ACRES

E.T. R.R. Co. SURVEY No. 27,
ABSTRACT No. 136

FOUND IRON AXLE BEARS:
N 87°40'36" E - 1074.23

S 02°38'15" E - 1325.89'

FOUND IRON AXLE BEARS:
N 87°21'45" E - 1074.06

N 87°21'45" E 592.60'

GRAVEL ROAD PARTIALLY ON
SUBJECT PROPERTY (157)

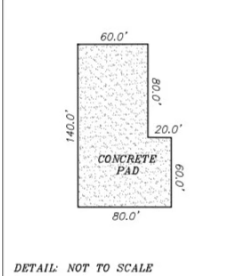
N 02°18'15" W 1106.84'

S 87°21'45" W 1565.78'

SURVEY LINE

CENTERLINE
OF HIGHWAY

CALLLED 80 ACRES
LILLIAN HUNDL
VOLUME 14, PAGE 88
OFFICIAL RECORDS



SURVEYOR'S NOTES:

- (1) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/2011. DISTANCES SHOWN HEREON ARE SURFACE VALUES. TO DERIVE GRID DISTANCES, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.99986832.
- (2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO ANY EASEMENTS HERETOFORE GRANTED, NOT RELEASED AND NOT SHOWN HEREON.
- (3) ALL SET IRON RODS ARE MARKED WITH A PLASTIC CAP STAMPED "RPLS No. 6247" UNLESS OTHERWISE NOTED.
- (4) LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

ARBUCKLE SURVEYING, LLC
2094 N. WHARTON ST.
EL CAMPO, TEXAS 77437
PHONE: (979) 543-7974
FIRM REGISTRATION No. 10193819

THE STATE OF TEXAS
COUNTY OF WHARTON

I, ROBERT D. ARBUCKLE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND THE 23RD DAY OF JUNE, 2020.

Robert D. Ar buckle
ROBERT D. ARBUCKLE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE No. 6247



DATE:
JUNE 25, 2020
FILENAME:
190808-PAD.DWC

LEGEND

- SET 5/8" IRON ROD
- FOUND 5/8" IRON ROD
- ⊕ FOUND IRON AXLE
- ⊙ 4" PIPE FENCE POST
- POINT FOR CORNER
- x- BARBED WIRE FENCE



SCALE: 1" = 300 FEET