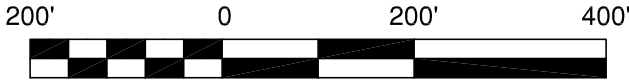
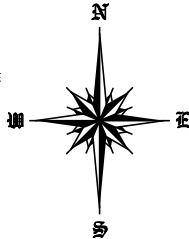


NOTES

1. ALL BEARINGS & DISTANCES SHOWN HEREON ARE GRID BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, US SURVEY FOOT.
2. PROPERTY LINES HAVE BEEN ESTABLISHED BASED UPON FOUND MONUMENTS, MEASUREMENTS, AND EVIDENCE OBTAINED IN THE FIELD AND RECORD DATA.
3. ALL 1/2" IRON PINS SET WITH RED CAP MARKED ATWELL 2052
4. THIS SURVEY DID NOT RELY ON A CURRENT TITLE COMMITMENT, THE INFORMATION CONTAINED ON THIS SURVEY WAS COMPILED FROM DATA BOTH PRIVATE AND PUBLIC, FROM COURTHOUSE AND APPRAISAL OFFICE RECORDS. IT DOES NOT REPRESENT A COMPLETE DEED RESEARCH AND THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.



LEGEND

- | | | | |
|----------|---|-------|--------------------|
| ● | ONE HALF INCH IP FOUND UNLESS OTHERWISE NOTED | ⚡ | POWER POLE |
| ○ | CALCULATED CORNER | 🔥 | FIRE HYDRANT |
| ■ | TXDOT MONUMENT FOUND | ⚙️ | LIGHT POLE |
| R.O.W. | RIGHT-OF-WAY | —OHE— | OVERHEAD ELECTRIC |
| OPRLCT | OFFICIAL PUBLIC RECORDS LAVACA COUNTY, TEXAS | ⚡⚡ | WOOD FENCE |
| PRLCT | PLAT RECORDS LAVACA COUNTY, TEXAS | —X— | FENCE LINE |
| C. M. B. | CONCRETE METAL BUILDING | —□— | CONCRETE RET. WALL |

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N19°39'24"W	976.91'
L2	N65°32'38"E	175.67'
L3	S85°10'36"E	106.52'
L4	S19°09'40"E	939.51'
L5	S68°36'34"W	264.00'

LEE W. & DONNA G.
MCCOLLOUGH
VOL. 391, PG. 158
D.R.L.C.T.

FLOOD ZONE "A"
CENTERLINE OF
WATERWAY

FOUND
IRON ROD

FOUND
IRON ROD

L2

L3

FOUND
IRON ROD

CLINTON ULBIG
TRACT 2
163 ACRES
(CALLED)
VOL. 335, PG. 16
D.R.L.C.T.

TRACT "A"
6.00 ACRES
(MEASURED)

22.477 ACRES
(CALLED)

BARBARA D COPELIN
VOL. 398, PG. 192
D.R.L.C.T.

POINT OF BEGINNING
FOUND IRON ROD

CENTERLINE OF
WATERWAY

COUNTY ROAD 217

CLINTON ULBIG
TRACT 1
41.055 ACRES (CALLED)
VOL. 335, PG. 16
D.R.L.C.T.

GEORGE W &
WILLIAM H SCOTT
ABSTRACT 45

GF NUMBER: _____
BUYER: _____

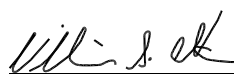
LAND TITLE SURVEY

REFERENCE:
VOL. 543, PG. 844, O.R.L.C.T.

PROPERTY ADDRESS:
494 COUNTY ROAD 217, SCHULENBURG, TX 78956

BEING 6.00 ACRES OUT OF THE SURFACE ESTATE OF THAT CERTAIN 22.477 ACRE TRACT OR PARCEL OF LAND SITUATED IN LAVACA COUNTY, TEXAS, A PART OF THE G.W. & W.H. SCOTT LEAGUE, A-45, SAME BEING A PART OF THAT 168.826 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM JOHN FOWLKES MOORE AND WIFE, DENISE R. MOORE TO 3-B LAND INVESTORS, DATED JUNE 15, 2006 AND RECORDED IN VOLUME 384, PAGE 128 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.


4/22/24
WILLIAM S. ABRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 2052



JOB:	CAD
DR.	CH.
BOOK	PG.
SHEET 01 OF 02	DATE: 4/22/24
rev	



ATWELL, LLC
10100 REUNION PLACE
SUITE 700
SAN ANTONIO, TEXAS 78216
210-685-2225
TBPLS FIRM NO. 10194153
BABRAHAM@ATWELL-GROUP.COM

EXHIBIT "A"

**METES AND BOUNDS DESCRIPTION
TRACT A – 6.00 ACRES, LAVACA COUNTY TEXAS**

Being 6.00 acres out of the surface estate of that certain called 22.477 acre tract or parcel of land situated in Lavaca County, Texas, situated in the G.W. & W.H. Scott League, A-45, same being a part of that 168.826 acre tract of land described in a deed from John Fowlkes Moore and wife, Denise r. Moore to 3-B Land Investors, Dated June 15, 2006 and recorded in Volume 384, Page 128, of the Official Public Records of Lavaca County, Texas; Said 6.00 acres being more particularly described by metes and bounds as follows:

BEGINNING: At a found iron rod on the north right-of-way line of County Road 217 for the southwest corner of this tract, being the southwest corner said called 22.477 acre tract and southeast corner of a tract conveyed to Barbara d. Copelin, recorded in Volume 398, Page 192, Deed Records of Lavaca County, Texas;

THENCE: N19°39'24" W, along the western boundary line of said 22.477 acre tract and eastern boundary line of said tract conveyed to Barbara D. Copelin for a distance of 976.91 feet a found iron rod for the northwest corner of said 22.477 and deflection point of said tract conveyed to Barbara D. Copelin, being a point on the southern boundary line of a tract conveyed to Lee W. Donna G. McCollough, recorded in Volume 391, Page 158, Deed Records of Lavaca County, Texas, and being the northwest corner the herein described tract;

THENCE: N 65°32'38" E, along the northern boundary line of said 22.477 acre tract and southern boundary line of said tract conveyed to Lee W. & Donna G. McCollough for a distance of 175.67 feet to a found iron rod for a deflection point of the herein described tract.

THENCE: S 85°10'36" E, along the northern boundary line of said 22.477 acre tract and southern boundary line of said tract conveyed to Lee W. & Donna G. McCollough for a distance of 106.52 feet to a calculated corner for the northeast corner of the herein described tract;

THENCE: S 19°09'40" E, a distance of 939.51 feet to a calculated corner on the southern boundary line of said 22.477 acre tract and northern right-of-way line of said County Road 127, being the southeast corner of the herein described tract;

THENCE: S 68°36'34" W, along the southern boundary line of said 22.477 acre tract and northern right-of-way line of County Road 217, a distance of 264.00 feet to the **POINT OF BEGINNING..**

This the 22nd day of December 2024, A.D



William S. Abraham, R.P.L.S.

Registered Professional Land Surveyor
Texas Registration Number 2052

