Manual Zepeda Grant Abstract 128

LEGEND
Set = 5/8" Iron Rod with a blue plastic cap
IR = Found 5/8" Iron Rod
FCP = Fence Corner Post

BEING a 14.03 acre tract of land situated in the Manuel Zepeda Grant, Abstract 128, Victoria County, Texas.

U.S. Highway 59 (R.O.W. Varies)

Called 4.513 Acres
The State of Texas
Volume 270, Page 212
Official Records

Asphalt Pavement

IR Bent

3.1'

Barbed Wire Fence

(N 62°00'54" E 878.52' - Deed Call)
N 62°02'46" E 878.46'

Culvert

Gate

IR

(N 71°56'28" E 203.04' - Deed Call)
N 71°55'47" E 203.27'

IR

Basis of Bearing
(N 62°00'54" E 300.43' - Deed Call)
N 62°00'54" E 300.43'

Beginning

IR

Barbed Wire Fence

Remainder of
Called 31.34 Acres
Kort Alexander Angerstein, et al
Inst # 201012077
Official Records
Trustee's Distribution Deed

Barbed Wire Fence

N 48°07'50" W 519.10'

14.03 ACRES

Called 17.36 Acres
A. F. Dietzel
to
Allen Willemin
Volume 305, Page 385
Deed Records
Warranty Deed

S 46°04'32" E 397.02'

(A) R = 6,029.82'
L = 183.43'
Δ = 01°44'35"
CH = S 57°25'12" W 183.42'

(B) R = 6,044.82'
L = 567.44'
Δ = 05°22'42"
CH = S 60°58'51" W 567.23'

Creek

1.4'

Barbed Wire Fence

Called 9.26 Acres
Courtnee Priour Thomas
Inst # 202114056
Official Records
Deed Records w/
Vedor's Lien

Called 1.33 Acres
Victoria County
to
Vadus Lamke et al
Volume 121, Page 814
Offcial Records
General Warranty Deed

3.5'

Remnants of
Barbed Wire Fence

IR

S63°40'13"W
52.21'

Set

Abandoned Road

S31°42'31"E
15.00'

Set

Set

Remnants of
Barbed Wire Fence

Set

S 56°32'55" W 315.55'

Set

N33°27'05"W
15.00'

Set

S 56°13'58" W 207.95'

FCP

(A)

(B)

South Pacific Railroad (100' R.O.W.)

HOMESTEAD
Survey Company
6884 FM 622, Goliad, TX 77963
361-550-6129
Firm No. 1019391

Drawing: 2025-030

This survey was completed without the benefit of an abstract of title. There may be easements, or other matters, not shown.

0 50 100 200 300

The plat hereon, was prepared from a survey conducted on the ground in July, 2025 and research from public record information. I certify it is true and correct to the best of my knowledge.
Reference is made to accompanying legal description.

Bethany Schoener 8-7-25
Bethany Schoener
Homestead Survey Company
Texas RPLS No. 6067

STATE OF TEXAS
REGISTERED
BETHANY SCHOENER
6067
PROFESSIONAL
LAND SURVEYOR