LEGEND

DRWCT	DEED RECORDS OF WASHINGTON COUNTY, TEXAS
ORWCT	OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
⊠	1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "LAMPE SURVEYING" OR OTHERWISE NOTED
●	1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
⊡	1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "ATWELL LLC"
⁂	NAIL FOUND OR SET
▲	AXLE FENCE POST FOUND
◔	CONTROL POINT/BENCHMARK LOCATION
—ohu—	UTILITY POLE, OVERHEAD UTILITY LINE, GUY
—o—	IRON FENCE
—x—	WIRE FENCE
Ⓦ	WATER METER
◬	UTILITY PEDESTAL
—○—	PIPELINE WARNING SIGN
◕	WATER VALVE
⊡	CLEANOUT
[E]	ELECTRICAL OUTLET
(W)	WATER WELL PUMP
	PIN FLAG

NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
3. BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), GEOID 2018, CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM CORS NETWORK. COORDINATES ARE GRID; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON THE SURFACE ADJUSTMENT FACTOR OF 1.00006964.
4. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48477C0425D, DATED 05/16/2019, THIS TRACT DOES NOT LIE WITHIN ZONE A OR AE.
5. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 23-615-WASH, DATED 12/03/2023 PROVIDED BY BLUEBONNET ABSTRACT AND TITLE, LLC AND FURTHER MORE THIS SURVEY IS VERIFIED PER THE AVAILABLE DEEDS AND/OR PLAT AS SHOWN, AND STATED HEREON.
6. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS OF A CATEGORY 1A, CONDITION IV STANDARD LAND SURVEY.
7. ATTACHMENTS: METES AND BOUNDS DESCRIPTION 23007279(02)_TRACT 11 – 10.00 AC_FND.DOCX

ZONING SETBACKS

THIS PROPERTY IS NOT LOCATED WITHIN THE CITY LIMITS OF ANY MUNICIPALITY LOCATED WITHIN WASHINGTON COUNTY OR AUSTIN COUNTY AND IS THEREFORE NOT SUBJECT TO ZONING SETBACKS.

1864/233 ORWCT
ALLISON M. ABEL
RESIDUE OF
(19.940 ACRES)

FND. 1/2" C.I.R.

S58°19'03"W 434.30'

10(ft.) 432/831 DRWCT
10(dd.) 1605/446 ORWCT
10(nn.) 1864/233 ORWCT
40' EASEMENT
(3.734 ACRES)

(N58°19'03"E 1,174.07')

N58°19'03"E 739.77'

180.16'
N43°22'35"E
(N43°22'35"E
180.16')

40.0'

1093/588 ORWCT
LINDA G. SENSAT
(42.377 ACRES)

GAIL BORDEN SURVEY,
ABSTRACT NO. 14

TRACT 10
10.00 AC±
OUT OF
2023-7526 ORWCT
MMCKBB, LLC
(151.351 ACRES)

TRACT 11
10.00 AC±
OUT OF
2023-7526 ORWCT
MMCKBB, LLC
(151.351 ACRES)

N38°55'56"W 543.47'

S38°31'39"E 413.44'
(S38°31'39"E 413.44')

1345/367 ORWCT
DWIGHT D. WELLMANN
(10.000 ACRES)

P.O.B.
FND. 1/2" C.I.R.
"LAMPE SURVEYING"
N:10010274.08
E:3483775.69

1869/552 ORWCT
TRACT 1
(18.060 ACRES)
PARENT TRACT RECORD BOUNDARY

1426/0371 ORWCT
(95.29 ACRES)

10(ggg.) 1690/76 ORWCT
VERDUN OIL & GAS LLC
EXISTING LINE AS MARKED ON THE
GROUND IN BLUE PIN FLAGS FOR
4" FIBERSPAR PIPELINE

N51°25'43"E 163.35'

FND. 5/8" I.R.

30.0'

S42°01'15"W 375.35'

S51°04'04"W 525.00'

62.10'

60.0'

10(ggg.) 1690/76 ORWCT
VERDUN OIL & GAS LLC
30' PIPELINE EASEMENT FOR
4" FIBERSPAR PIPELINE
(1.25 ACRES)

S51°59'46"W
13.77'

PROPOSED
60' EASEMENT
6.242 AC±
OUT OF
2023-7526 ORWCT
MMCKBB, LLC
(151.351 ACRES)

SET 1/2" C.I.R.
"ATWELL LLC"

SET 1/2" C.I.R.
"ATWELL LLC"

SET 1/2" C.I.R.
"ATWELL LLC"

1709/736 ORWCT
REVOCABLE TRANSFER ON DEATH
TANYA STEELE TO
NIKKI ALANE STEELE SMITH
TRACT 1
(3.00 ACRES)

5.0'

25.0'

1626/821 ORWCT
MICKEY LANE STEELE, II
(2.00 ACRES)

EXISTING AT&T FIBER OPTIC
LINE AS MARKED ON THE
GROUND IN ORANGE PIN FLAGS

10(ggg.) 1690/76 ORWCT
VERDUN OIL & GAS LLC
EXISTING LINE AS MARKED ON THE
GROUND IN BLUE PIN FLAGS FOR
4" FIBERSPAR PIPELINE

10(ggg.) 1690/76 ORWCT
VERDUN OIL & GAS LLC
30' PIPELINE EASEMENT FOR
4" FIBERSPAR PIPELINE
(1.25 ACRES)

℄ OF EXISTING ROAD

60.0'

429.2'

BRICK FIRE PIT

SET 1/2"
C.I.R.
"ATWELL LLC"

GRAVEL DRIVEWAY

PARENT TRACT RECORD BOUNDARY
1426/0371 ORWCT
(95.29 ACRES)

1530/0262 ORWCT
(4.01 ACRES)
RECORD BOUNDARY

EXTENTS OF EXISTING
15' WATERLINE EASEMENT
PER WESTENO WATER
(LINES DISCONTINUED)

BRANDT ROAD

EDGE OF ASPHALT

FND.
5/8" C.I.R.
"RPLS 5935"

SET 60D NAIL

EDGE OF ASPHALT

EDGE OF ASPHALT

TBM#1
60D NAIL
N:10010326.39
E:3485113.53
364.1'

EXTENTS OF EXISTING
15' WATERLINE EASEMENT
PER WESTENO WATER
(LINES DISCONTINUED)

BEDNAR LANE

TRACT 5
10.000 AC±
OUT OF
2023-7526 ORWCT
MMCKBB, LLC
(151.351 ACRES)

TRACT 4
10.000 AC±
OUT OF
2023-7526 ORWCT
MMCKBB, LLC
(151.351 ACRES)

TRACT 3
10.000 AC±
OUT OF
2023-7526 ORWCT
MMCKBB, LLC
(151.351 ACRES)

TRACT 2
13.22 AC±
OUT OF
2023-7526 ORWCT
MMCKBB, LLC
(151.351 ACRES)

TRACT 1
15.16 AC±
OUT OF
2023-7526 ORWCT
MMCKBB, LLC
(151.351 ACRES)

POND

POND

67.2'

S54°48'49"W 394.36'

545/17, 545/20 & 545/27 ORWCT
20' PERMANENT INGRESS AND EGRESS EASEMENT
(1.258 ACRES)

FND. 5/8" I.R.

FND. 1/2" C.I.R.
"ATWELL LLC"

15.0'

EDGE OF GRAVEL

FND. 3/4" C.I.R.
(STAMP NOT LEGIBLE)

545/20 ORWCT
PATSY BEDNAR PARKER
RESIDUE OF
(21.611 ACRES)

545/20 ORWCT
PATSY BEDNAR PARKER
REMAINDER OF
(21.611 ACRES)

1217/747 ORWCT
GRANT ALLEN PARKER
(5.00 ACRES)

1217/751 ORWCT
MARSHALL OLIN
PARKER
FIRST TRACT
(2.00 ACRES)

1217/751
ORWCT
MARSHALL OLIN PARKER
SECOND TRACT
(2.00 ACRES)

1217/751 ORWCT
MARSHALL OLIN
PARKER
THIRD TRACT
(1.000 ACRES)

0 100 200 300

SCALE: 1" = 100'

G.F. NO. 23-615-WASH

NOTES CORRESPONDING TO SCHEDULE B

PARENT TRACT TWO: 18.06 ACRES

NO SCHEDULE B ITEMS LISTED PERTAINING TO THIS TRACT.

PARENT TRACT FOUR: 95.29 ACRES

10(bbb.) RIGHT-OF-WAY EASEMENT PER VOL. 677, PG. 318, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS MAY AFFECT SUBJECT PROPERTY BUT HAS A VAGUE DESCRIPTION AND CONTAINS NO PLOTTABLE ITEMS.

10(ddd.) RIGHT-OF-WAY EASEMENT PER VOL. 1432, PG. 340, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AFFECTS SUBJECT PROPERTY BUT HAS A VAGUE DESCRIPTION AND CONTAINS NO PLOTTABLE ITEMS.

10(ggg.) RIGHT-OF-WAY EASEMENT PER VOL. 1690, PG. 76, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

13300 BEDNAR LANE,
BURTON, TEXAS 77835

JOB NUMBER: 23007279(02)
CLIENT: MMCKBB, LLC
DATE: 6/19/2024
FIELD CREW: SW
OFFICE: BG/JL/BP
FB/PG: 23007279(02)_SW.DXF

TRACT 11 – 10.00 ACRES, MORE OR LESS,
OUT OF A 151.351 ACRE TRACT, LOCATED IN THE
GAIL BORDEN SURVEY, ABSTRACT NO. 14,
WASHINGTON COUNTY, TEXAS

STATE OF TEXAS
REGISTERED
BILLY A. PATTERSON
6030
PROFESSIONAL
LAND SURVEYOR

TO MMCKBB LLC AND BLUEBONNET ABSTRACT AND TITLE, LLC EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND IN APRIL OF 2024; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

BILLY A. PATTERSON, R.P.L.S. NO. 6030
FIRM NO. 10193726

WASHINGTON COUNTY, TEXAS

ATWELL
19 BRIAR HOLLOW LN. #145, HOUSTON, TX 77079
(713) 468-6000