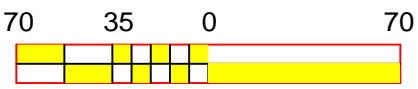


This property appears to be out of the 100 year flood plain (Zone X), as per insurance rate map 48285C0150 E, dated 11/26/2010.

This determination to be used for flood insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose. Surveyor makes no representation as to whether property may Flood.

55.44 Acres
(Vol. 607, Pg. 529 O.R.L.C.)
03/13/2013



SCALE : 1" = 70'



COUNTY ROAD 250

N 01°13'35" E - 802.53'
(Called 802.66')

P.O.B. & P.O.C.
Fnd. 5/8" I.R.
(C.M.)

N 88°05'31" E - 793.45'

N 88°05'31" E - 1497.31'
(Called 1498.01')

P.O.B.
Set 1/2" I.R.
w / Cap

N 88°05'31" E - 506.62'

P.O.B.
Set 1/2" I.R.
w / Cap

N 88°05'30" E - 197.06'

S 01°46'42" E - 377.75'

50.1 Acres
(Vol. 299, Pg. 875 O.R.L.C.)
12/08/2003

N 88°13'59" E - 444.76'
(Called 444.81')

Fnd. 1/2" I.R.

Tract 1

15.000 Acres out of
45.098 Acres
Called 45.12 Acres
(Vol. 945, Pg. 483 O.R.L.C.)
07/27/2022

Tract 2

15.001 Acres out of
45.098 Acres
Called 45.12 Acres
(Vol. 945, Pg. 483 O.R.L.C.)
07/27/2022

Parent Tract
45.098 Acres
Called 45.12 Acres
(Vol. 945, Pg. 483 O.R.L.C.)
07/27/2022

Tract 3

15.088 Acres out of
45.098 Acres
Called 45.12 Acres
(Vol. 945, Pg. 483 O.R.L.C.)
07/27/2022

50.1 Acres
(Vol. 299, Pg. 875 O.R.L.C.)
12/08/2003

S 12°11'31" E - 800.07'
(Called S 12°07'37" E - 799.90')

S 89°57'34" W - 810.19'

S 89°57'34" W - 613.82'
(Called: S 89°56'40" W - 613.75')

Fnd. 5/8" I.R.
w / Cap

N 89°57'34" E - 196.37'

Set 1/2" I.R.
w / Cap

5.00 Acres
(Vol. 645, Pg. 239 O.R.L.C.)
03/24/2014

Pond

N 01°44'01" W - 340.55'
(Called N 01°44'15" W - 340.58')

S 88°14'59" W - 692.73'

Fnd. 5/8" I.R.
w / Cap

Set 1/2" I.R.
w / Cap

S 88°14'59" W - 1515.30'
(Called 1515.36')

COUNTY ROAD 247



Barry D. Adkins, R.P.L.S. No. 6137
For DaRam Engineers, Inc.
03/19/2023

This survey is certified for this transaction only, is not transferable to additional institutions or subsequent owners. If this survey does not bear an original BLUE seal it is invalid and should not be relied upon for any purpose.

LEGEND :

I.R. = Iron Rod
I.P. = Iron Pipe
C.M. = Control Monument
L.C.D.R. = Lavaca County Deed Record
O.R.L.C. = Official Record of Lavaca County
- - - = Barbed Wire
- - - = Overhead Powerline
PP = Power Pole
S = Service Pole

Notes :

- Basis for Bearings: East R.O.W. line of County Road 250, per Volume 945, Page 483 of the Official Records of Lavaca County.
- Distances shown are ground distances.
- All abstracting done by title company.
- All B.L. & U.E. is taken from recorded plat unless otherwise noted.
- Dimension ties from improvements to property lines are calculated and should NOT be relied upon for construction and/or removal of any improvements including fences.
- Building dimensions may not be used to calculate square footage.
- This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.

ACREAGE:	45.098	SURVEY:	WILLIAM PRICE	ABSTRACT:	364
RECORDATION:	VOLUME 945, PAGE 483 OF THE OFFICIAL RECORDS			COUNTY:	LAVACA
ADDRESS:	2666 COUNTY ROAD 247	CITY:	MOULTON	STATE:	TEXAS
				ZIP CODE:	77975
This survey was prepared without the benefit of a title commitment and may not show all building lines, easements or other matters of record.					
DaRam Engineers, Inc.			Field Crew: BS		
11000 Richmond Avenue, Suite 300			Drafter: DA		
Houston, Texas 77042			Project #: S202377975-CR247Split		
(713) 528-1552 * Email: info@darame.com					
Survey firm #: 10194402					
Engineering firm #: F-9503					