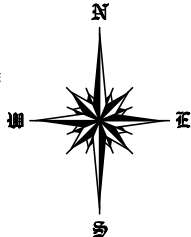


## NOTES

- 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.
- PROPERTY LINES HAVE BEEN ESTABLISHED BASED UPON FOUND MONUMENTS, MEASUREMENTS, AND EVIDENCE OBTAINED IN THE FIELD AND RECORD DATA.
- ALL  $\frac{1}{4}$ " IRON PINS SET WITH RED CAP MARKED ATWELL 2052
- 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°09'40"W	939.51'
L2	S85°10'36"E	271.49'
L3	N84°14'18"E	140.65'
L4	S09°10'44"E	799.07'
L5	S68°36'34"W	246.53'

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

FOUND  
IRON ROD

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

TRACT "B"  
6.28 ACRES  
(MEASURED)

22.477 ACRES  
(CALLED)

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

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

POINT OF  
COMMENCING  
FOUND IRON ROD

CALCULATED CORNER  
FROM WHICH A FOUND  
IRON ROD BEARS  
S68°36'34"W 264.00'

CENTERLINE OF  
WATERWAY

GEORGE W &  
WILLIAM H SCOTT  
ABSTRACT 45

GF NUMBER: \_\_\_\_\_  
BUYER: \_\_\_\_\_

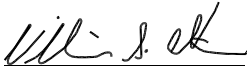
LAND TITLE SURVEY

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

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

BEING 6.28 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.

  
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 B – 6.28 ACRES, LAVACA COUNTY TEXAS**

Being 6.28 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 6.28 acres being more particularly described by metes and bounds as follows:

**COMMENCING:** 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: N 68°36'34" E, for a distance of 264.00 feet to a calculated on the southern boundary on said 22.477 acre tract and said north right-of-way line, being the southwest corner of the herein described tract;

**THENCE:** N 19°09'40" W, for a distance of 939.51 feet to a calculated corner on the northern boundary line of said 22.477 and southern boundary line of a 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, being the northwest corner 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 271.49 feet to a found iron rod for a deflection point of the herein described tract.

**THENCE:** N 84°14'18" 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 140.65 feet to a calculated corner for the northeast corner of the herein described tract;

**THENCE:** S 09°10'44" E, a distance of 799.07 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 246.53 feet to the **POINT OF BEGINNING..**

This the 22<sup>nd</sup> day of December 2024, A.D



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

Registered Professional Land Surveyor  
Texas Registration Number 2052

