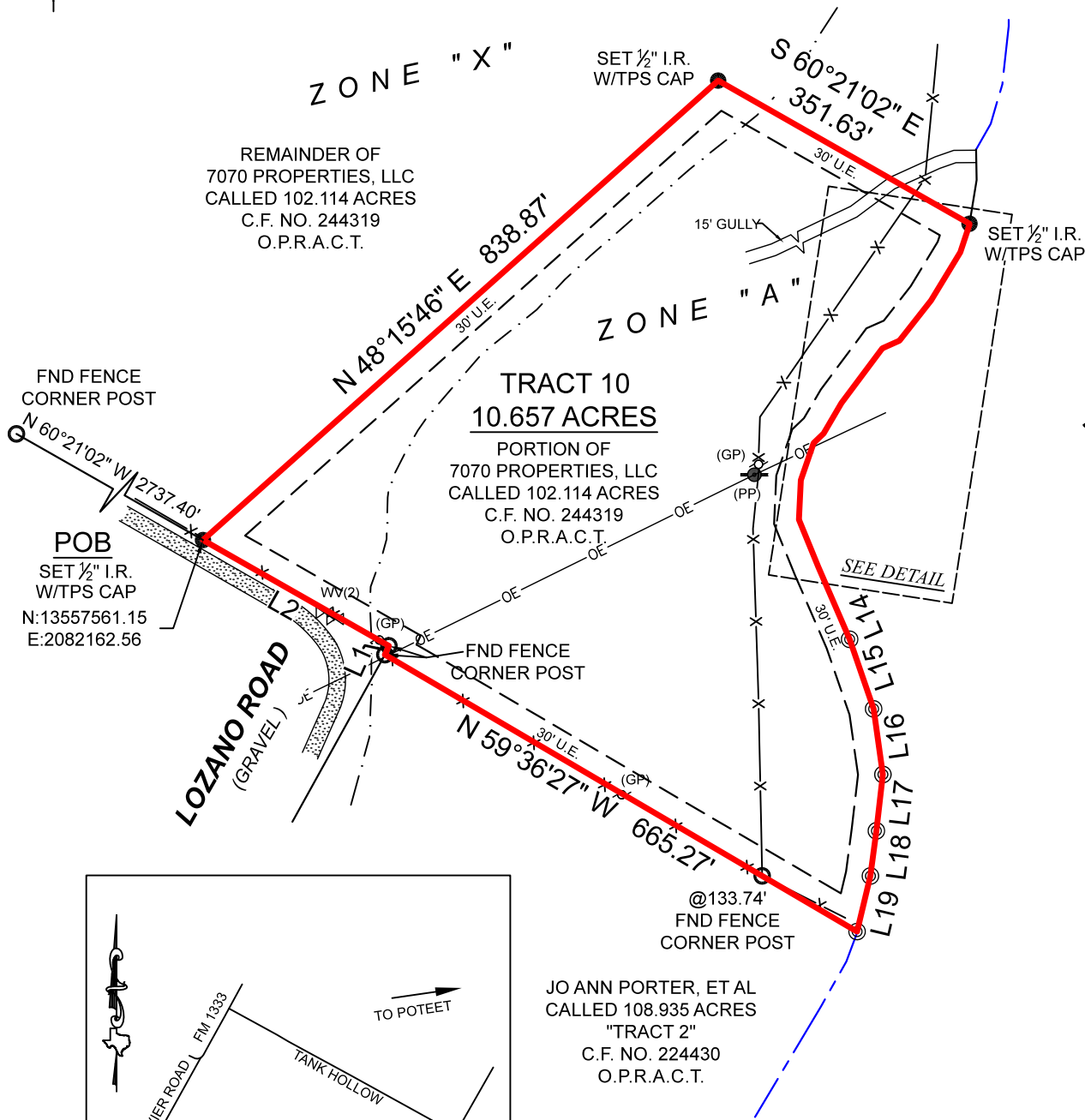


SYMBOL LEGEND

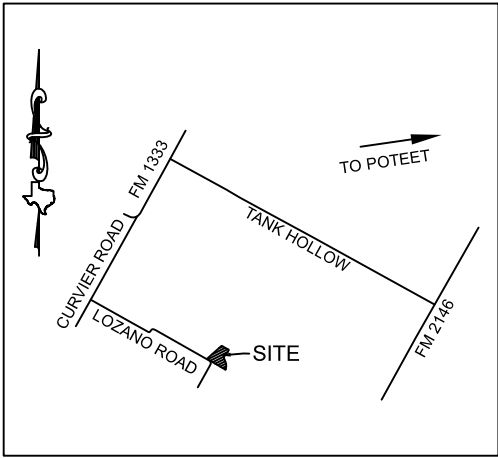
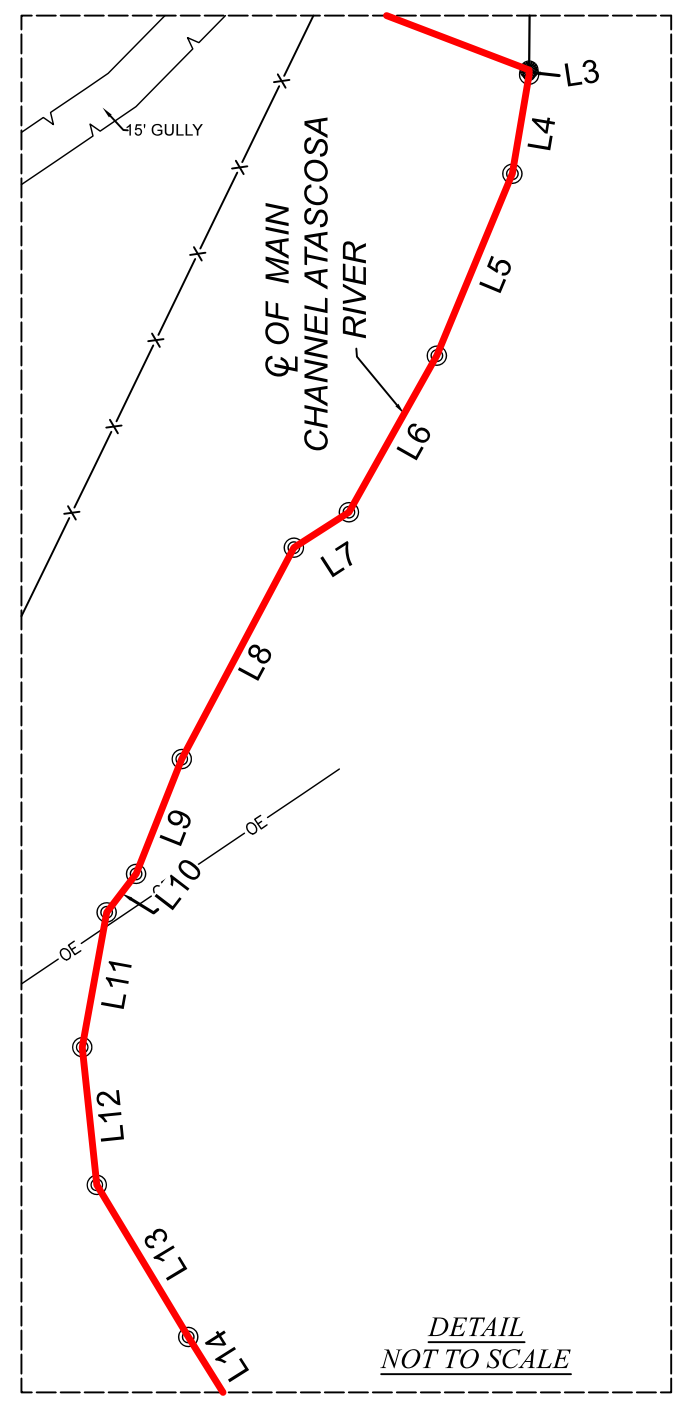
- - - - - FEMA LIMITS (PER NFHL DATA)
- FLOWLINE
- X — WIRE FENCE
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- GATE POST (GP)
- POWER POLE (PP)
- SET 1/2" IRON ROD W/TPS CAP
- ⊗ WATER VALVE (WV)

REMAINDER OF
7070 PROPERTIES, LLC
CALLED 102.114 ACRES
C.F. NO. 244319
O.P.R.A.C.T.

LINE	BEARING	DISTANCE
L1	N 24°19'12" E	11.77'
L2	N 60°21'02" W	259.92'
L3	S 09°15'39" W	1.64'
L4	S 18°20'11" W	34.89'
L5	S 31°18'38" W	68.39'
L6	S 38°05'14" W	62.33'
L7	S 65°59'05" W	22.73'
L8	S 36°42'19" W	83.06'
L9	S 30°27'31" W	42.92'
L10	S 46°11'17" W	16.81'
L11	S 19°01'08" W	47.58'
L12	S 02°44'06" W	48.07'
L13	S 22°15'39" E	61.60'
L14	S 23°24'00" E	96.32'
L15	S 19°00'47" E	89.50'
L16	S 08°02'38" E	80.52'
L17	S 06°36'09" W	68.97'
L18	S 07°31'11" W	55.35'
L19	S 13°28'37" W	69.45'



JOSE ANTONIO NAVARRO
ABSTRACT NO. 9



VICINITY MAP
(NOT TO SCALE)

BOUNDARY SURVEY

BEING A 10.657 ACRE TRACT OF LAND SITUATED IN THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NUMBER 9, ATASCOSA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 102.114 ACRE TRACT DESCRIBED IN INSTRUMENT 7070 PROPERTIES, LLC., RECORDED UNDER CLERK'S FILE NUMBER 244319, OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS (O.P.R.A.C.T.), SAID 10.657 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
STEWART TITLE GUARANTY COMPANY
G.F. NO.: 20240070
EFFECTIVE DATE: MAY 9, 2024
(AS TO 102.114 ACRE TRACT)

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM(S) LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

- THOSE AS PER ITEM 1, SCHEDULE B, OF SAID TITLE COMMITMENT.
- R.O.W. EASEMENT TO SOUTH TEXAS ELECTRIC COOPERATIVE, INC. PER VOL. 298, PG. 286, D.R.A.C.T. (BLANKET)
- R.O.W. AGREEMENT PER VOL. 108, PG. 472 AND VOL. 197, PG. 552, D.R.A.C.T. (BLANKET)

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48013C0175C, HAVING AN EFFECTIVE DATE OF 11/04/2010.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, U.S. SURVEY FEET.

PURCHASER.....
ADDRESS.....LOZANO ROAD, POTEET, TX, 78065
SURVEY.....JOSE ANTONIO NAVARRO, A - 9
SUBJECT.....10.657 ACRES
COUNTY.....ATASCOSA

GENERAL NOTES:

1) SUBJECT TRACT IS NOT LOCATED WITHIN ANY CITY LIMITS OR EXTRA-TERRITORIAL JURISDICTIONS.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

PROJECT	37017_TRACT 10
FIELD DATE	7/23/2024
DRAWN BY	CSP
CHECKED BY	MJW
FIELD CREW	SP
REV 1	---
REV 2	---
REV 3	---
REV 4	---

TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

