



SCALE 1" = 200'

THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

SURVEY OF
10.30 ACRES BEING ALL OF LOT 7, BLOCK 1 OF LAKE CITY ACRES, AS SHOWN ON A MAP
RECORDED IN VOLUME A-155, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND A
5.30 ACRE TRACT OUT OF A 37.50 ACRE TRACT DESCRIBED IN A DEED RECORDED IN
DOCUMENT NO. 424054, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS; AND A 0.83
ACRE 30' ACCESS EASEMENT OUT OF LOT 1, BLOCK 1 OF LAKE CITY ACRES, AS SHOWN ON
A MAP RECORDED IN VOLUME A-155, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

30' ACCESS
EASEMENT
0.83 ACRES
35,978 SF

LOT 5

LOT 7
5.00 ACRES
217,681 SF

LEONARD KLEPAC
77.59 ACRE TRACT

LOT 6

S71°30'15"E 229.94' (PLAT)
S71°31'38"E 229.73' (MEAS)

P.O.B.

5.30 ACRES
230,167 SF

L1: N71°12'22"E 30.00' (MEAS)
L2: N52°47'38"W 37.46' (MEAS)
L3: S37°47'38"E 37.46' (MEAS)

REMAINDER OF
37.5 ACRE TRACT
DOC. NO. 424054
D.R.S.P.C.T.

REMAINDER OF
37.5 ACRE TRACT
DOC. NO. 424054
D.R.S.P.C.T.

○ - FOUND 5/8" IRON ROD
● - FOUND 1" IRON PIPE
⊙ - SET 5/8" IRON ROD

LEONARD KLEPAC
77.59 ACRE TRACT



Brister Surveying

4659 Breckart Road, Suite 100
Corpus Christi, Texas 78411
Phone: 361-850-1800
Fax: 361-850-1802

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY
IS LOCATED WITHIN ZONE C AS DETERMINED
BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY COMMUNITY PANEL 48-5506-0145 C
DATED MARCH 18, 1981
AND ☐ ☒ IS NOT LOCATED IN A DESIGNATED FLOOD
ZONE

SURVEY DATE SEPTEMBER 30, 2010



JOB NO. R10136

NOTES:
1.) TOTAL SURVEYED AREA IS 10.30 ACRES.
2.) MEASUREMENTS WERE MADE BY OLD FASHIONED SURVEYING METHOD (RANGE) AND BY DAY.
3.) A PLOT AND BOUNDARY DESCRIPTION OF EQUAL DATE
ACCOMPANIES THIS SURVEY.

THIS SURVEY DOES NOT INCLUDE THE RESEARCH,
INVESTIGATION, OR LOCATIONS OF ALL SUBSURFACE
EASEMENTS, RIGHTS OF WAY OR UTILITIES OF THIS
PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS
SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL
SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister
RONALD E. BRISTER R.P.L.S. NO. 5187

Ronald E. Brister
Professional Seal