



- NOTES:
- SITE ADDRESS: C.R. 3667 GREGORY, TX 78359
  - THE SUBJECT PROPERTY IS SITUATED WITHIN FLOOD ZONE "X" KNOWN AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS INDICATED ON FEMA FIRM COMMUNITY PANEL NUMBER: 48409C0440E, MAP EFFECTIVE DATE: NOVEMBER 4, 2016, FOR SAN PATRICIO COUNTY, TEXAS.
  - \*SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF FEMA FIRM MAPS.
  - GRID BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83, SOUTH ZONE 4204.
  - O.P.R.S.P.C.T. = OFFICIAL PUBLIC RECORDS SAN PATRICIO COUNTY, TEXAS.
  - M.R.S.P.C.T. = MAP RECORDS SAN PATRICIO COUNTY, TEXAS.
  - D.R.S.P.C.T. = DEED RECORDS SAN PATRICIO COUNTY TEXAS.
  - PL = DENOTES PROPERTY LINE.
  - IRF = IRON ROD FOUND.
  - "XDS" = SET 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "XDS".
  - THE SUBJECT PROPERTIES HAVE ACCESS TO & FROM A PUBLIC ROADWAY.
  - THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN.
  - THERE MAY BE EXISTING UTILITIES & PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING EXCAVATIONS ON THIS PROPERTY (<http://texas811.org/>).
  - THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF CURRENT PARTIES, AND CONTAINS THE ORIGINAL SIGNATURE IN BLUE INK. NO EXPRESSED OR IMPLIED LICENSE HAS BEEN CREATED TO COPY THIS SURVEY EXHIBIT, EXCEPT AS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, AND IS LIMITED TO SIX (6) MONTHS FROM THE DATE OF THIS SURVEY.
  - ALL RIGHTS RESERVED © UCC1-308, 2020.

OUT OF THE NORTHEAST 1/4 OF SECTION 84, G.H. PAUL SUBD.  
OF THE COLEMAN FULTON PASTURE COMPANY LANDS, OUT OF  
CALLED 159.77 ACRES CONVEYED TO RAYMOND DUGAT FR. &  
CLEMENT O. WILLIAMS ENG., VOL. 436, PG. 54, D.R.S.P.C.T.

DRAWN BY:	DATE:
XDS	07/09/2019
APPROVED:	DATE:
XDS	03/03/2020
SCALE.:	PROJECT NO.:
1 : 300	181201-DUGAT

**XDS**  
SURVEYING & MAPPING

XDS SURVEYING & MAPPING PC.  
PHONE: 210.718.7189  
xaviersandoval@gmail.com  
FIRM REGISTRATION 10194170