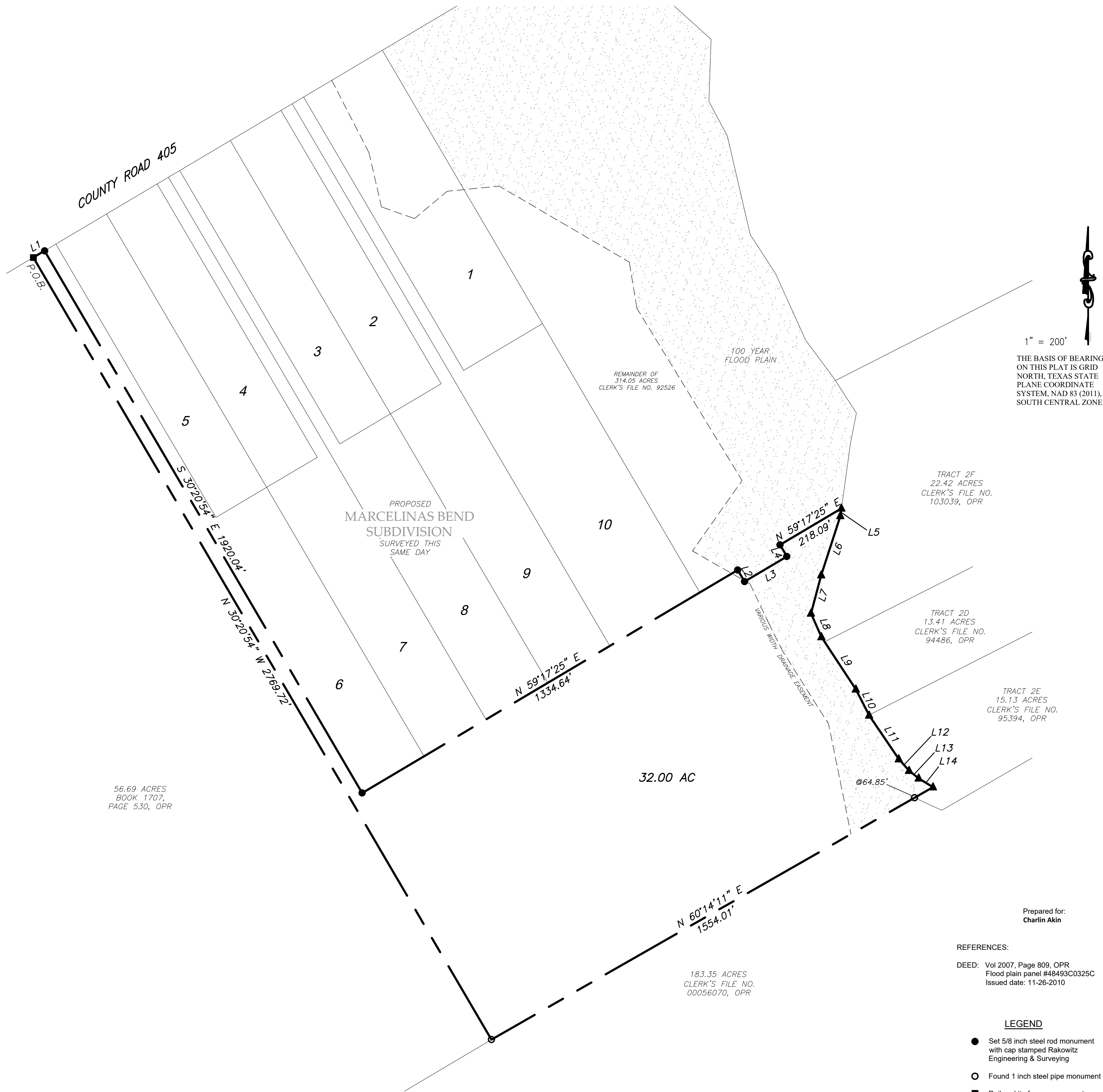


# PLAT OF SURVEY

OF

32.00 ACRES, OUT OF THE REMAINDER OF A 314.05 ACRE TRACT OF LAND, LYING IN THE M.J. PEREZ SURVEY NO. 9, ABSTRACT NO. 251, WILSON COUNTY, TEXAS



56.69 ACRES  
BOOK 1707,  
PAGE 530, OPR

REMAINDER OF  
314.05 ACRES  
CLERK'S FILE NO. 92526

PROPOSED  
MARCELINAS BEND  
SUBDIVISION  
SURVEYED THIS  
SAME DAY

TRACT 2F  
22.42 ACRES  
CLERK'S FILE NO.  
103039, OPR

TRACT 2D  
13.41 ACRES  
CLERK'S FILE NO.  
94486, OPR

TRACT 2E  
15.13 ACRES  
CLERK'S FILE NO.  
95394, OPR

32.00 AC

183.35 ACRES  
CLERK'S FILE NO.  
00056070, OPR

Prepared for:  
Charlin Akin

#### REFERENCES:

DEED: Vol 2007, Page 809, OPR  
Flood plain panel #48493C0325C  
Issued date: 11-26-2010

#### LEGEND

- Set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Found 1 inch steel pipe monument
- Railroad tie fence corner post
- ▲ To a calculated point

--- Boundary line  
--- Adjoiner  
--- X --- Barbed wire fence

LINE	BEARING	DISTANCE
L1	N 59°17'25" E	40.00'
L2	S 30°20'54" E	41.26'
L3	N 59°17'25" E	150.22'
L4	N 30°20'54" W	41.26'
L5	S 07°58'21" W	23.37'
L6	S 17°54'01" W	190.21'
L7	S 14°57'20" W	120.92'
L8	S 23°52'50" E	78.88'
L9	S 33°21'43" E	191.29'
L10	S 27°02'39" E	89.44'
L11	S 34°04'53" E	161.38'
L12	S 41°40'50" E	47.44'
L13	S 51°24'20" E	37.54'
L14	S 58°19'49" E	51.19'

THIS SURVEY WAS DONE WITHOUT THE  
BENEFIT OF A TITLE COMMITMENT,  
VISIBLE ENCROACHMENTS ARE SHOWN



Walt F Rakowitz

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that this plat was prepared from an actual survey done by me or under my direct supervision, and that to the best of my knowledge and belief it is a true and correct representation of said survey.

**Rakowitz**  
ENGINEERING & SURVEYING  
TEXAS REGISTERED ENGINEERING FIRM E-9155  
TEXAS LICENSED SURVEYING FIRM 101812-00  
830.281.4060 P.O. BOX 1772 PLEASANTON, TX 78064

Date of survey: July 8, 2021  
Date of revised survey: August 9, 2021  
Job No. 21-2311