

Tract 2
11.25 Acres
(Just Surveyed)

Tract 1
10.54 Acres
(Just Surveyed)

N00°48'34"E 956.68'
to NW Cor Sect. 74

P.O.B.

RR Tie Fnd.
@ 31.06'

T-Post

S89°30'44"E

995.06'
Set 5/8" I.R.
@ 511.68'

T-Post

RR Tie Fnd.

452.29'

B. Dale
A-3

Tract 3
10.33 Acres
(0.32 Acre in ROW)

Section 73
G.H.P. Subd.
J. J. Welder Ranch
Vol. 1 Pg. 12B
M.R. S.P.C., TX

60 Acres
Craig Alexander
Doc. 526841
(R.P.R. S.P.C., TX)

Section 74
G.H.P. Subd.
J. J. Welder Ranch
Vol. 1 Pg. 12B
M.R. S.P.C., TX

100 Acres
Jerry J. Manosek
Jeanette A. Mitchell
Doc. 565131
R.P.R. S.P.C., TX

S00°53'21"W 452.29'

Set 5/8" I.R.
@ 964.42'

T-Post

N89°30'44"W

994.43'

T-Post

Set 5/8" I.R.

County Road 1949



-X- fence line

- @ - indicates 5/8" iron rod found unless noted otherwise
- O - indicates 5/8" iron rod with surveyor's cap stamped "RPLS 6493" set unless noted otherwise.

Bearings are Grid, Texas Coordinate System of 1927, South Zone.

FEMA Flood Insurance Rate Map Community Panel No. 48409C0250E, effective date November 4, 2016, shows that the property described herein is located in Flood Zone X, an area of minimal flooding.

There may be existing pipelines not shown on this map. Use the Texas One Call System to locate pipelines before performing any excavation on this property.

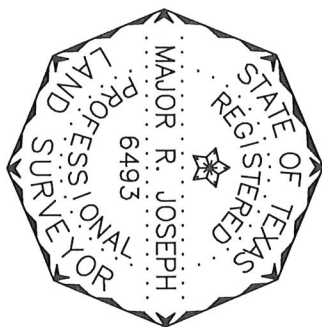
A metes and bounds description was prepared in conjunction with this plat.

PLAT SHOWING SURVEY OF
TRACT 3 — 10.33 ACRES
OUT OF SECTION 74
GEORGE H. PAUL SUBDIVISION
OF THE J. J. WELDER RANCH
AS SHOWN ON MAP RECORDED IN
VOLUME 1, PAGE 12B, MAP RECORDS
OF SAN PATRICIO COUNTY, TEXAS

SCALE: 1" = 200'

I, Major R. Joseph, Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey completed on the ground under my direction, to the best of my knowledge and ability, this the 19th day of July, 2023.

King & Petrus, Inc.
Firm No. 10127600
P. O. Box 606
Sinton, Texas 78387
Phone 361-364-2622
Randy\27964 — Tract 3



Registered Prof. Land Surveyor
Texas Registration No. 6493