

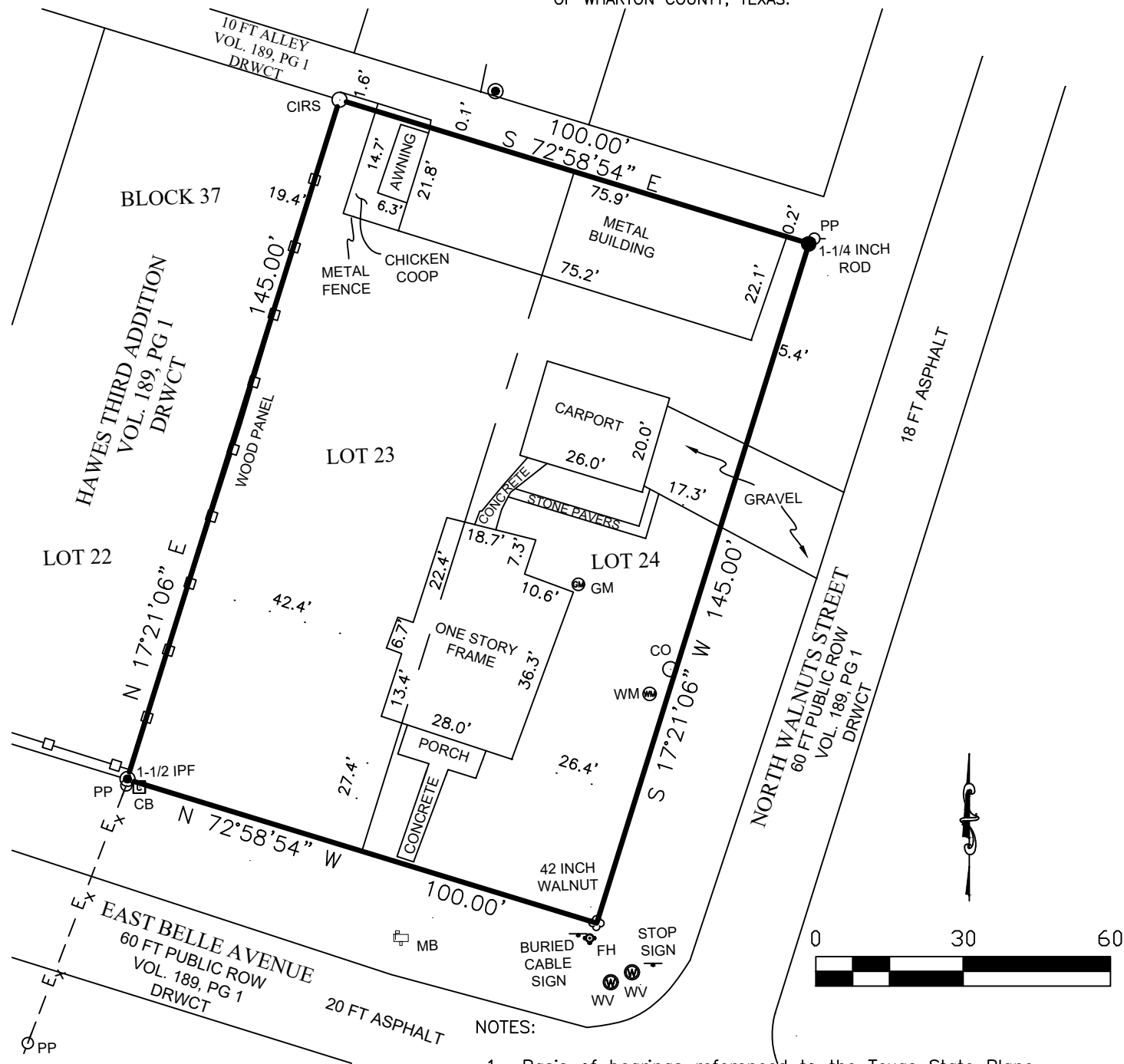
TSPS LAND TITLE SURVEY
LOT 23 AND LOT 24, BLOCK 37,
HAWES THIRD ADDITION,
WILLIAM KINCHELE LEAGUE,
ABSTRACT NUMBER 38,
CITY OF WHARTON
WHARTON COUNTY, TEXAS

LEGEND

- CB = Cable Box
- GM = Gas Meter
- WM = Water Meter
- IRF = Iron Rod Found
- IPF = Iron Pipe Found
- CIRS = 1/2 Inch Capped Iron Rod "RPLS 6495"
- WV = Water Valve
- PP = Power Pole
- FH = Fire Hydrant
- CO = Clean Out
- MP = Mail Box
- DRWCT = Deed Records, Wharton County, Texas

LEGAL DESCRIPTION OF LAND:

LOTS TWENTY-THREE (23) AND TWENTY-FOUR (24), BLOCK THIRTY-SEVEN (37), HAWES THIRD ADDITION TO THE CITY OF WHARTON, WHARTON COUNTY, TEXAS, AS SHOWN BY PLAT THEREOF RECORDED IN VOLUME 189, PAGE 1 OF THE WHARTON COUNTY DEED RECORDS, BEING THAT SAME REAL PROPERTY SPECIFICALLY DESCRIBED IN DEED DATED JUNE 28, 2019 FROM JACK T. DOUGLAS AND LOIS SVOBODA TO AURELIA B. DE VAZQUEZ AND LUIS VAZQUEZ, RECORDED IN VOLUME 1138, PAGE 838 OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS.



NOTES:

1. Basis of bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD83 via the Licca VRS network for South Central Texas. All distances are surface distances.
2. According to the National Flood Insurance Program, flood insurance rate map number 48481C0355F, effective date: December 21, 2017, the subject property lies in "Zone AE". The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equal or exceeded in any given year. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

TITLE COMMITMENT:

This survey was prepared with the benefit of a current title commitment issued by Fidelity National Title Insurance Company, GF Number 2023-1125, issued November 14, 2023 and having an effective date of October 27, 2023, and was relied upon for matters of record as listed below:

Schedule B(10):

NONE

Buyer: Adan Investments
 Seller: Aurelia B. De Vazquez and Luis Vazquez
 Address: 421 E Belle Ave., Wharton, Tx

I, ROBERT P. ALLEN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO Adan Investments THAT THIS SURVEY SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION ON November 15, 2023 AND THAT ALL CORNERS ARE AS SHOWN. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

Robert P Allen

ROBERT P. ALLEN
 R.P.L.S. No. 6495
 11-17-2023



ALLEN LAND SURVEYING, LLC

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