

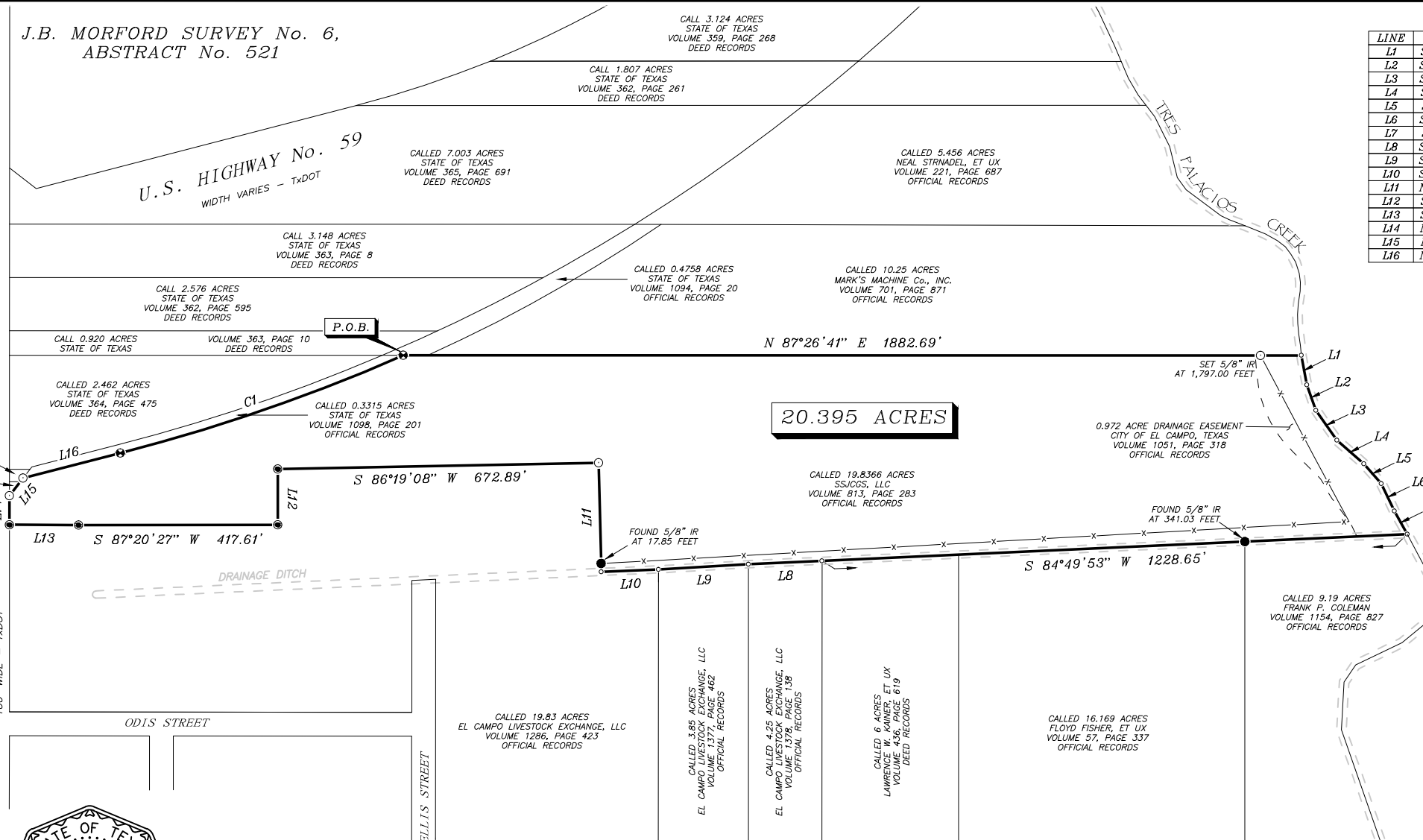
J.B. MORFORD SURVEY No. 6,  
ABSTRACT No. 521

U.S. HIGHWAY No. 59  
WIDTH VARIES - TxDOT

STATE HIGHWAY No. 71  
100' WIDE - TxDOT



LINE	BEARING	DISTANCE
L1	S 13°05'26" E	62.20'
L2	S 22°09'23" E	56.80'
L3	S 37°32'44" E	76.30'
L4	S 51°23'43" E	75.50'
L5	S 44°01'18" E	55.00'
L6	S 27°54'06" E	63.60'
L7	S 31°55'15" E	56.00'
L8	S 84°46'08" W	156.01'
L9	S 84°08'04" W	187.04'
L10	S 84°52'32" W	119.78'
L11	N 03°57'00" W	228.53'
L12	S 02°36'21" E	116.59'
L13	S 87°43'13" W	145.00'
L14	N 02°32'51" W	60.84'
L15	N 35°17'35" E	46.73'
L16	N 73°00'25" E	210.47'

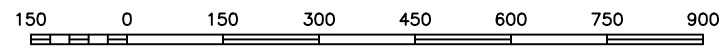


**20.395 ACRES**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3885.63'	628.23'	627.55'	N 68°22'31" E	9°15'49"

**SURVEYOR'S NOTES:**

- (1) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE, NAD83 (GEOID18B).
- (2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO ANY EASEMENTS HERETOFORE GRANTED, NOT RELEASED AND NOT SHOWN HEREON.
- (3) ALL SET IRON RODS ARE MARKED WITH A PLASTIC CAP STAMPED "RPIS No. 6247" UNLESS OTHERWISE NOTED.
- (4) LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



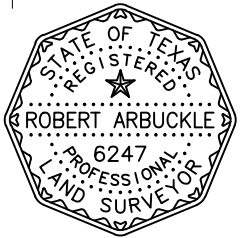
SCALE: 1" = 300 FEET

DATE:  
AUGUST 11, 2025  
FILENAME:  
250608.DWG

**LEGEND**

- SET 5/8" IRON ROD
- FOUND 5/8" IRON ROD
- FOUND 3" IRON PIPE
- FOUND TxDOT MONUMENT
- POINT FOR CORNER

ARBuckle SURVEYING, LLC  
2004 N. WHARTON ST.  
EL CAMPO, TEXAS 77437  
PHONE: (979) 543-7974  
FIRM REGISTRATION No. 10193819



THE STATE OF TEXAS  
COUNTY OF WHARTON

I, ROBERT D. ARBUCKLE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND THE 7TH DAY OF AUGUST, 2025.

*Robert D. Arbuckle*  
ROBERT D. ARBUCKLE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE No. 6247