



NOTES:

- FILE NO. 23-727629-RR
- PROPOSED INSURED: THE ACRE HUB, LLC.
- 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: 48025C0525C, MAP EFFECTIVE DATE: MAY 20, 2010, 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 CENTRAL 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.
- C-XDS = 1/2 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CAMPBELL-SANDOVAL".
- PROPERTY CORNERS NOTED.
- THE SUBJECT PROPERTY HAS 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/](http://TEXAS811.ORG/)).
- UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT PERFORMED BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY, ARE AFFECTING THIS PROPERTY.
- 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 ©2022, UCC1-308.



REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 5886, STATE OF TEXAS
 I, XAVIER SANDOVAL, REGISTERED PROFESSIONAL
 LAND SURVEYOR OF TEXAS, DO HEREBY CERTIFY
 THAT THIS PLAT REPRESENTS AN ON THE GROUND
 SURVEY, PERFORMED UNDER MY SUPERVISION
 THIS THE 4th DAY OF MAY, 2023.

SURVEY OF 24.8146 ACRES (1,080,922.0 SQ. FEET), FLORES FAMILY LAND TRUST, EAST 25 ACRES OF THE WEST 100 ACRES OF THE SE QUARTER (1/4) OF SECTION 27, GEORGE H. PAUL SUBDIVISION OF THE J.J. WELDER RANCH, SAN PATRICIO COUNTY, TEXAS., DOC. NO. 688695 O.P.R.S.P.C.T.	
DRAWN BY: XDS	DATE: 04/21/2022
APPROVED: XDS	DATE: 05/04/2022
SCALE: 1" = 300'	PROJECT NO.: 2023-

INTEGRITY BEYOND REPROACH | TITUS 2:8

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