

3

North

WEST COUNTY ROAD 2170 (40' R.O.W.)

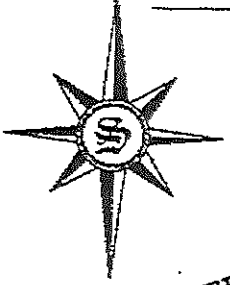
5/8" I.R.F. IN CONCRETE

F.L. 21

F.L. 22

45

WEST



KING ADDITION
NO. 3
Vol. 1, Pg. 51, Env. 16
Map Records, Kleberg County, Tx.

10

"SANTA GERTRUDIS"
M. GUTIERREZ GRANT
A-118

LIVERGOOD ACRES-NORTH
Vol. 2, Pg. 23, Class B
Plat Records, Kleberg County, Tx.

LOT 1
called 18.13± Ac.
Jose Angel Corral, Jr.
Vol. 415, Pg. 759
O.R.K.C.T.

LOT 2
LOT 1
Robert Lee Sandoval
Doc. No. 325931
O.R.K.C.T.

LIVERGOOD ACRES-SOUTH
Vol. 2, Pg. 24, Class B
Plat Records, Kleberg County, Tx.

(Adjoiner/Deed Call SOUTH 1,785.0' ~ V. 2, P. 23, P.R.K.C.T.)
APPROX. GRANT LINE L2

F.L. 8

POINT OF BEGINNING
5/8" IRON ROD FOUND IN CONCRETE

S 89° 11' 33" W 1,906.70'

(Adjoiner/Deed Call WEST 1,906.4' ~ V. 386, P. 223, D.T.K.C.)

Gwendalyn Pollard
called 23.48± Ac.
Doc. 322366
O.R.K.C.T.
originally called 36.42± Ac.
V. 386, P. 223
D.R.K.C.T.

60' ACCESS EASEMENT
V. 386, P. 223
D.R.K.C.T.

SECTION LINE
823.03'
(Deed Call S-830')

(Deed Call

Frankie Lou Pattillo E
called 208.66± Ac
originally 285.66± Ac
as described in
Vol. 120, Pgs. 553-
D.R.K.C.T.

164.59± A

F.L. 6 F.L.

F.L. 9 F.L.

FEI
LINE

ZONE X

ZONE X

NOTES:
1. THIS PLAT MAY NOT SHOW ALL CROSSINGS OF PIPELINES OR CABLES. SOLIUM SURVEYING, INC. ASSUMES NO RESPONSIBILITY TO LOCATE PIPELINE OR CABLE CROSSINGS.
2. BASIS OF BEARING: GPS OBSERVATION BETWEEN A 5/8" IRON ROD IN CONCRETE FOUND FOR THE SOUTHEAST CORNER OF LOT 1 OF LIVERGOOD ACRES-NORTH AS RECORDED IN VOLUME 2, PAGE 23, CLASS B, MAP RECORDS, KLEBERG COUNTY, TEXAS TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1 OF LIVERGOOD ACRES-NORTH (V. 2, P. 23, CLASS B, M.R.K.C.T.) WITH A NAD-27 SOUTH ZONE 4205 GRID BEARING OF N 00° 52' 17" W A DISTANCE OF 1,793.06' (CALL SOUTH 1,785.00').
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. SURVEY DATE: FEBRUARY 3, 2023.

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
This is to certify, that on this date, under my supervision, a careful and accurate survey has been made on the ground of property located on County Road West 2170, in Kingsville, Kleberg County, Texas, and is described as follows:

Legal Description: SEE FIELD NOTE DESCRIPTION.

TO THE LIENHOLDERS AND TO THE TITLE II

The undersigned does hereby certify that this survey is correct and is correct, and conflicts, shortages in area encroachments, overlapping apparent rights-of-way, etc. property has access to or except as shown hereon.

[Signature]
Registered
Texas Regia

COUNTY ROAD 2170 (60' R.O.W.)

88° 58' 12" E 2,689.90' F.L. 4

"PASADIZO"
UTIERREZ GRANT
A-119

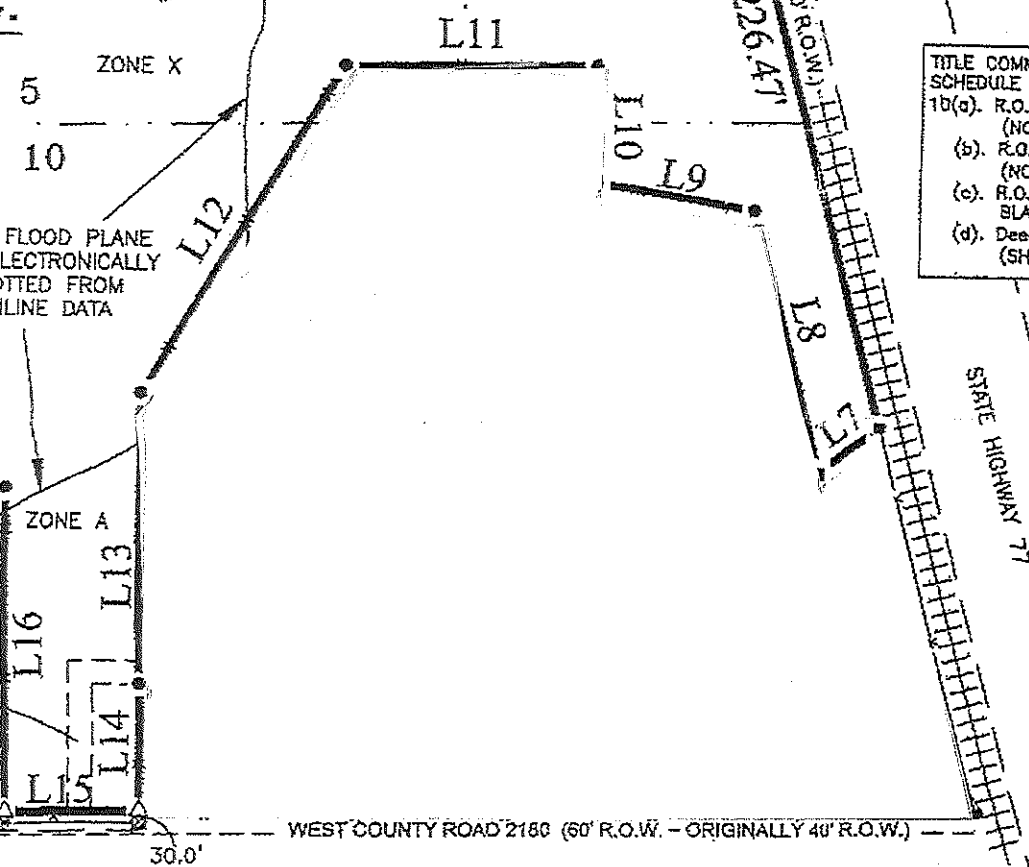
LEBERG TOWN & IMPROVEMENT
COMPANY SUBDIVISION
Plot Cabinet 1, Envelope 15
Map Records, Kleberg County, Tx.

ZONE A

TRACT LINE SEGMENTS (DEED CALLS)	
L1. SOUTH	1,355.0'
L8. S 15° 06' 13" E	691.44'
L9. S 80° 46' 47" E	407.60'
L10. S 00° 46' 47" E	295.00'
L11. N 89° 13' 13" E	630.00'
L12. N 31° 03' 13" E	976.40'
L13. N 00° 45' 52" W	737.64'
L16. NORTH	830.0'

TRACT LINE SEGMENTS	
L1. N 00° 45' 08" W	511.94'
L3. N 00° 52' 17" W	1,088.64'
L3. N 88° 58' 12" E	861.13'
L4. N 00° 41' 21" E	277.11'
L5. S 86° 54' 05" E	67.68'
L6. N 07° 18' 37" W	422.29'
L7. S 53° 21' 40" W	194.93'
L8. N 15° 06' 47" W	691.54'
L9. N 80° 44' 16" W	406.95'
L10. N 00° 55' 56" W	294.92'
L11. S 89° 13' 14" W	630.21'
L12. S 31° 03' 00" W	976.31'
L13. S 00° 45' 26" W	737.46'
L14. S 00° 54' 01" E	322.59'
L15. S 89° 09' 52" W	340.02'
L16. N 00° 47' 13" W	819.52'

TITLE COMMITMENT FILE NO.-2322667
 SCHEDULE B
 1b(a). R.O.W.-A.T.&T. Com., Inc. ~ Vol. 111, Pg. 19, O.R.K.C.T.
 (NOT IN THIS SURVEY)
 (b). R.O.W.-A.T.&T. Com., Inc. ~ Vol. 115, Pg. 60, O.R.K.C.T.
 (NOT IN THIS SURVEY)
 (c). R.O.W.-C.P. & L. ~ Vol. 446, Pg. 206, O.R.K.C.T.
 BLANKET
 (d). Deeded Eas. ~ Vol. 386, Pg. 223, O.R.K.C.T.
 (SHOWN)



FLOOD PLANE ELECTRONICALLY DOTTED FROM ONLINE DATA

LEGEND	
⊙	Iron Pipe Found
⊠	Pipe-Fence Corner
○	Iron Rod Set-5/8"
●	Iron Rod Found-5/8"
⊞	Post-Fence Corner
⊕	Water Well
Ⓚ	Power Pole
△	Point
⊠	60# Nail Found
⊙	Railroad Spike Found

AND/OR THE OWNERS OF THE PREMISES SURVEYED INSURANCE COMPANY RELYING HEREON"

certify that the survey was made of the property, legally described herein, and that there are no discrepancies, boundary conflicts, visible improvements, easements or encumbrances as shown hereon, that said survey was made from a dedicated roadway,



Professional Land Surveyor
License Number 6054

The Federal Insurance Flood Hazard Map, Panel No. 48273C 0325 E, dated March 17, 2014, was consulted and it was determined that the property described herein is in a flood area designated as Zone A & X.

Seller: The Estate of Frankie C. Pattillo GF# 2322670
a/k/a/ Frankie Lou Pattillo, Deceased
 Buyer: Keystone Casas Inc.

Solum Surveying, Inc.

SURVEYING & MAPPING
P.O. BOX 2220 ALICE, TX 78333

solum.surveying@gmail.com

TBPLS Firm No. 10193847

Scale: 1" = 600' Date: Feb. 14, 2023 Job#: 25-2110 Drawn by: ET