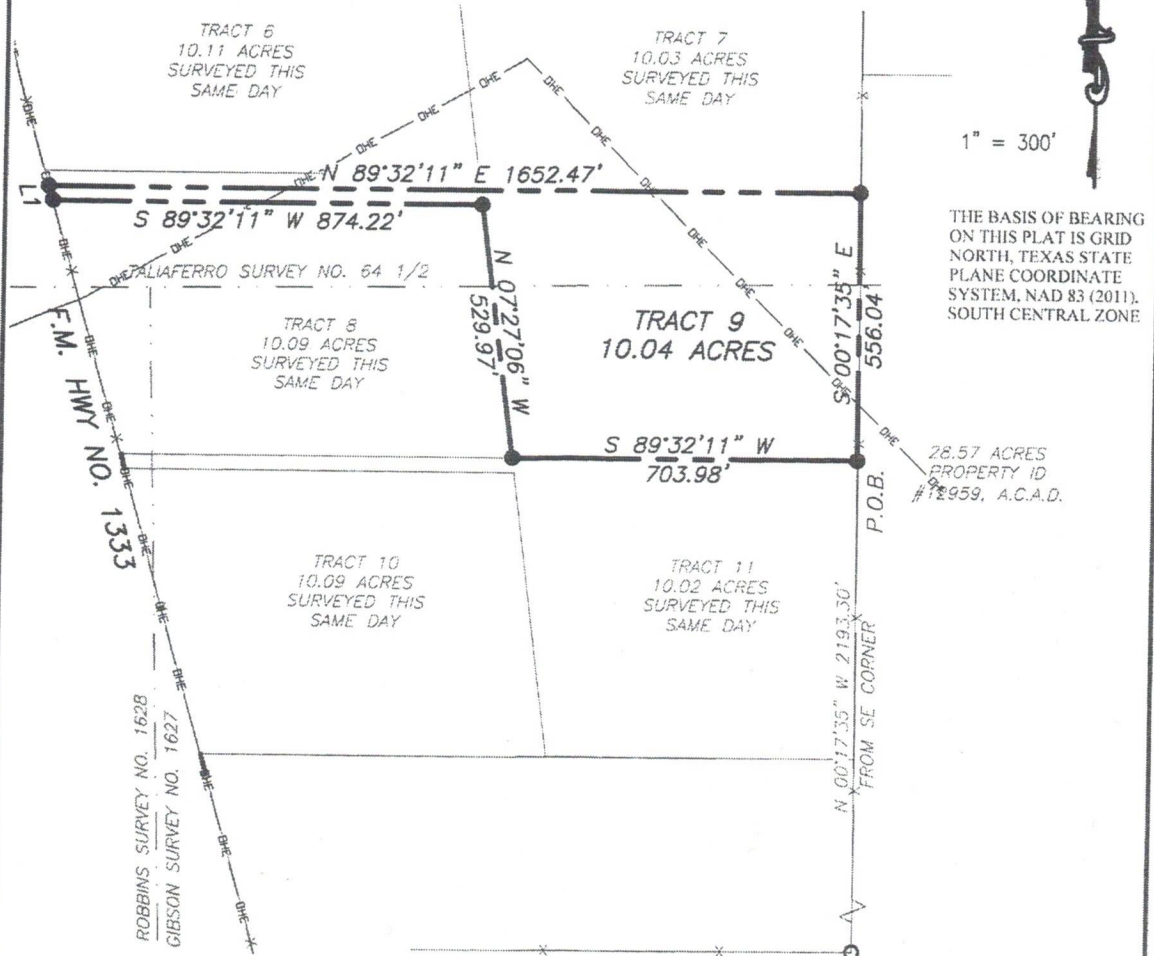


# PLAT OF SURVEY

OF  
 10.04 ACRE, CALLED TRACT 9, OUT OF A 160.08 ACRE TRACT OF LAND, LYING IN THE J.H. GIBSON SURVEY NO. 1627, ABSTRACT NO. 333, AND THE L.B. TALIAFERRO SURVEY NO. 64 1/2, ABSTRACT NO. 1383, ATASCOSA COUNTY, TEXAS



1" = 300'

THE BASIS OF BEARING ON THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE

28.57 ACRES PROPERTY ID #12959, A.C.A.D.

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LINE	BEARING	DISTANCE
L1	N 15°38'22" W	31.08'

### LEGEND

- Set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Found 1/2 inch steel rod monument
- Found fence corner post
- Boundary line
- Adjoiner
- X --- Barbed wire fence
- DHE --- DHE --- Overhead electric

Prepared for:  
 Mike Powell

### REFERENCES:

DEED: Clerk's File No. 76308, OPR

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT, VISIBLE ENCROACHMENTS ARE SHOWN

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that this plat was prepared from an actual survey done by me or under my direct supervision, and that to the best of my knowledge and belief it is a true and correct representation of said survey



*Walt F. Rakowitz*

**Rakowitz**  
**ENGINEERING & SURVEYING**

TBPELS No. F-9155 & No. 101812-00  
 515 W OAKLAWN, SUITE A, PLEASANTON, TX 78064  
 830.281.4060 www.rak-eng.com

Date of survey: July 15, 2021

Job No. 21-2431

COPY

State of Texas  
County of Atascosa

Field notes for a tract of land containing 10.04 acres, called Tract 9, lying in the J.H. Gibson Survey No. 1627 Abstract No. 333, Atascosa County, Texas, and the L.B. Taliaferro Survey No. 64 1/2, Abstract No. 1383, Atascosa County, Texas, as shown on the accompanying Plat of Survey, prepared for Mike Powell, dated July 15, 2021.

Field notes for a tract of land containing 10.04 acres, called Tract 9, lying in the J.H. Gibson Survey No. 1627 Abstract No. 333, Atascosa County, Texas, and the L.B. Taliaferro Survey No. 64 1/2, Abstract No. 1383, Atascosa County, Texas, and being out of a 160.08 acre tract of land, described in an instrument, recorded in Clerk's File No. 76308 of the Official Public Records of Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a point, marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set on the East line of said 160.08 acre tract of land, and lying on the West line of a 28.57 acre tract of land, Property Identification No. 12959, A.C.A.D., set for the Northeast corner of a 10.02 acre tract of land, called Tract 11, surveyed this same day, which bears North 00° 17' 35" West, 2193.30 feet, from a point marked by a 1/2 inch steel rod monument, found for the Southeast corner of said 160.08 acre tract of land, being a reentrant corner of said 28.57 acre tract of land, and being the Southeast corner of a 10.02 acre tract of land, called Tract 15, surveyed this same day, said point of beginning being the Southeast corner of this tract of land;

Thence across the said 160.08 acre tract of land the following bearings and distances;

South 89° 32' 11" West, 703.98 feet, along the North line of said Tract 11, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, set for the Southeast corner of a 10.09 acre tract of land, called Tract 8, surveyed this same day, said point being the Southwest corner of this tract of land;

North 07° 27' 06" West, 529.97 feet, along a common line of said Tract 8, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, set for the Northeast corner of said Tract 8, said point being a reentrant corner of this tract of land;

South 89° 32' 11" West, 874.22 feet, along the North line of said Tract 8, to a point marked by a 5/8 inch steel rod monument with cap stamped Rakowitz Engineering and Surveying, set on the East right-of-way line of Farm to Market Highway No. 1333, being the West line of said 160.08 acre tract of land, for the Northwest corner of said Tract 8, said point being the lower Northwest corner of this tract of land;

Thence North 15° 38' 22" West, 31.08 feet along the East right-of-way line of said Farm to Market Highway No. 1333, being the West line of said 160.08 acre tract of land, to a point marked by a 5/8 inch steel rod monument with cap stamped Rakowitz Engineering and Surveying, set for the

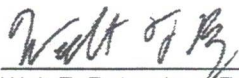
Southwest corner of a 10.03 acre tract of land, called Tract 7, surveyed this same day, said point being the Northwest corner of this tract of land;

Thence North 89° 32' 11" East, 1652.47 feet, across said 160.08 acre tract of land, being the South line of said Tract 7, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, set on the East line of said 160.08 acre tract of land, being the West line of said 28.57 acre tract of land, set for the Southeast corner of said Tract 7, said point being the Northeast corner of this tract of land;

Thence South 00° 17' 35" East, 556.04 feet, along the East line of said 160.08 acre tract of land, being the West line of said 28.57 acre tract of land, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for a tract of land containing 10.04 acres, as shown on the accompanying Plat of Survey, prepared for Mike Powell, dated July 15, 2021, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.

  
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Walt F. Rakowitz R.P.L.S. 6435  
Rakowitz Engineering and Surveying  
515 W. Oaklawn Ste A  
Pleasanton, Texas 78064  
830-281-4060  
Firm No. 10181200

