



LINE	BEARING	DISTANCE
1	N 00°50'58" W	445.41'
2	S 00°54'20" E	445.53'
3	N 87°31'44" E	248.39'
4	N 01°23'12" W	877.38'
5	S 87°41'08" W	343.95'
6	S 00°54'45" E	878.13'

SYMBOL LEGEND
 --- EDGE OF ASPHALT
 --- WIRE FENCE
 ○ FOUND SURVEY MONUMENT

HIGH HILL ROAD

POB
 FND 1/2" I.R.
 W/CAP
 N: 15,814,805.04
 E: 2,833,008.58

JOSE N. CRUZ AND
 ROSA F. CRUZ
 CALLED 5.858 ACRES
 "TRACT 2"
 VOL. 2041, PG. 583
 O.R.F.C.T.

JOSE CRUZ AND
 ROSA CRUZ
 CALLED 5.00 ACRES
 "TRACT 4"
 VOL. 1778, PG. 751
 INSTRUMENT No. 16-03849
 O.R.F.C.T.

BERNARDO FLORES HUERTA AND
 MARIA SANCHEZ HUERTA
 CALLED 5.00 ACRES
 "TRACT 6"
 VOL. 1483, PG. 517
 O.R.F.C.T.

BERNARDO FLORES HUERTA AND
 MARIA SANCHEZ HUERTA
 CALLED 5.00 ACRES
 "TRACT 7"
 VOL. 1483, PG. 508
 O.R.F.C.T.

SIMMERING WATERS POOL SERVICE, INC.
 CALLED 5.000 ACRES
 "TRACT 8"
 VOL. 1664, PG. 26
 INSTRUMENT No. 13-06102
 O.R.F.C.T.

JOSE ELIAS HUERTA
 CALLED 5.00 ACRES
 "TRACT 9"
 VOL. 1483, PG. 487
 O.R.F.C.T.

JOSE N. CRUZ AND
 ROSA F. CRUZ
 CALLED 5.858 ACRES
 "TRACT ONE"
 VOL. 2041, PG. 583
 O.R.F.C.T.

JOSE ELIAS HUERTA
 CALLED 5.00 ACRES
 "TRACT 10"
 VOL. 1483, PG. 497
 O.R.F.C.T.

YGNACIO ALMANSUR LEAGUE
ABSTRACT NO. 120

JOSE N. CRUZ AND
 ROSA F. CRUZ
 CALLED 7.509 ACRES
 "TRACT TWO"
 VOL. 2041, PG. 583
 O.R.F.C.T.

7.619 ACRES
 ANA SCOTT AND
 JAN SCOTT
 CALLED 7.619 ACRES
 VOL. 1480, PG. 587
 O.R.F.C.T.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
 ALAMO TITLE INSURANCE COMPANY
 O.F. NO. Y250023
 EFFECTIVE DATE: JANUARY 26, 2023
 PURCHASER: BOY LAND, LLC, A LIMITED LIABILITY COMPANY
 THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM(S) LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

1. RESTRICTIVE COVENANTS IN VOL. 1480, PG. 587, O.R.F.C.T. (DOES AFFECT / SHOWN HEREON)
2. RIGHT OF WAY EASEMENT TO CENTRAL POWER AND LIGHT COMPANY IN VOL. 147, PG. 469, D.R.F.C.T. (DOES NOT AFFECT)
3. RIGHT OF WAY EASEMENT TO CENTRAL TEXAS POWER AND LIGHT COMPANY IN VOL. 147, PG. 456, D.R.F.C.T. (DOES NOT AFFECT)
4. EASEMENT TO FAYETTE ELECTRIC COOPERATIVE, INC. IN VOL. 637, PG. 448, D.R.F.C.T. (DOES NOT AFFECT)

BOUNDARY SURVEY

BEING A 7.619 ACRE TRACT OF LAND SITUATED IN THE YGNACIO ALMANSUR SURVEY, ABSTRACT NUMBER 120, FAYETTE COUNTY, TEXAS, BEING ALL OF THAT SAME CALLED 7.619 ACRE TRACT DESCRIBED IN INSTRUMENT TO ANA SCOTT AND JAN SCOTT, RECORDED IN VOLUME 1480, PAGE 587 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS (D.R.F.C.T.), SAID 7.619 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48460C02C, HAVING AN EFFECTIVE DATE OF 10/7/2008.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GROUND MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, U.S. SURVEY FEET.

PROJECT	30376
FIELD DATE	02-10-2023
DRAWN BY	SI
CHECKED BY	JCK
FIELD CREW	SI
REV 1	
REV 2	
REV 3	
REV 4	

ADDRESS: HIGH HILL ROAD, SCHULLENBURG, TX, 75856
 LEAGUE: YGNACIO ALMANSUR, A-120
 SUBJECT: 7.619 ACRES
 COUNTY: FAYETTE

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.



Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921