



VICINITY MAP
(SCALE: 1" = 2,000')

- GENERAL NOTES:
- This tract lies within Zone "X" of the Flood Insurance Rate Map, Community No. 480637, Map Number 48469C0350H, Panel 350, Suffix "H" dated July 17, 2024, for Victoria County, Texas and incorporated areas.
Zone "X" is defined as areas of minimal flood hazard.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Quiddity Engineering, LLC assumes no liability as to the accuracy of the location of the flood zone limits.
 - This survey was prepared without the benefit of a current Commitment for Title Insurance or Abstractor's Certification and therefore easements or encumbrances may exist which are not shown hereon. No research of the Public Records of Victoria County, Texas regarding these easements or encumbrances was performed by Quiddity.
 - Pipelines and pipeline easements shown hereon are approximate and based upon available aboveground evidence. Exact locations would need to be identified by the respective pipeline companies.
 - Bearings are based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
 - Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.
 - The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
 - Easements shown hereon are approximate and based on recorded descriptions and/or visible evidence. Exact locations would need to be marked by each respective easement holder.
 - Only visible improvements / utilities were located with this survey, no subsurface probing, excavation or exploration was performed for this survey.
 - This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
 - Development of the subject tract may require submittal, approval, and/or recording of a plat or report. Rules and regulations are established by the governmental agency which has jurisdiction. These rules and regulations may include dedication of setback lines, easements, additional right-of-way, and other matters.
 - Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of the survey. Such matters should be directed by the client to an expert consultant. Mineral Rights and Oil and Gas Leases reflected on the title commitment will not be addressed on the survey; these instruments are often quite old and describe large tracts that cannot be related to the subject property without extensive chain of title research and review. If such instruments are required to be addressed, we can propose a supplemental fee for that effort upon title review.
 - For reference and further description, see metes and bounds description, job number 30438-0001-01 prepared by Quiddity Engineering, LLC on same date.

LINE	BEARING	DISTANCE
L1	S 53°10'19" W	30.00'
L2	S 53°10'19" W	30.00'
L3	S 53°10'19" W	30.00'
L4	S 53°10'19" W	30.00'
L5	S 53°10'19" W	30.00'
L6	S 53°10'19" W	30.00'

Subject to the General Notes shown:
We, Quiddity Engineering, LLC, acting by and through Chris D. Kalkomey, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition III Survey.

Surveyed: July 16, 2025

Chris D. Kalkomey
Registered Professional Land Surveyor
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SURVEY AND DIVISION
OF
240.44 ACRES
OUT OF THE
THOMAS G. BURNHAM SURVEY, A-132
VICTORIA COUNTY, TEXAS
JULY 2025

- LEGEND**
- These standard symbols will be found in the drawing.
- SET 5/16" IR w/CAP MK.
 - "QUIDDITY"
 - POWER POLE
 - GUY ANCHOR
 - PIPELINE MARKER
 - TELE. PEDESTAL
 - SIGN
 - PIPELINE
 - EDGE OF ASPHALT
 - OVERHEAD UTILITY LINE
 - HOGWIRE FENCE
 - BAREWIRE FENCE

