



SCALE 1" = 100'

SURVEY OF
A 3.401 ACRE TRACT BEING ALL OF TRACT 2, "KNOLLE HILLS SUBDIVISION
UNIT 2 PHASE 1" AS SHOWN ON THE PLAT RECORDED IN VOLUME 10, PAGE
84, MAP RECORDS JIM WELLS COUNTY, TEXAS, SANDIA, TEXAS.

BUYER: RICHARD EMMET LEE
ELIZABETH SUZANNE McCLELLAN-LEE

GF NO.: 1193488 (04-01-2021)

TRACT 13
KNOLLE HILLS SUBDIVISION
UNIT 2 - PHASE 2
VOL. 11, PG. 10
M.R.J. W.C.T.

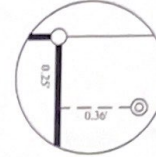
TRACT 15
KNOLLE HILLS SUBDIVISION
UNIT 2 - PHASE 2
VOL. 11, PG. 10
M.R.J. W.C.T.

N47° 24' 00" E 260.00' (PLAT)
N47° 00' 57" E 259.84' (MEAS)

D1

FOUND 5/8" RE-BAR FOR THE
NORTH CORNER OF TRACT 5
BEARS N47°00'57"E, 780.00'
(PLAT 780.00')

DETAIL: D1
NOT TO SCALE



TRACT 1

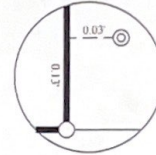
TRACT 2
3.401 ACRES
148,159 S.F.

TRACT 3

N43° 00' 13" W 570.11' (MEAS)
N42° 37' 06" W 570.00' (PLAT)

S42° 37' 06" E 570.00' (PLAT)
S43° 00' 22" E 570.21' (MEAS)

DETAIL: D2
NOT TO SCALE



APPROXIMATE FLOOD
ZONE LOCATION
ZONE "X"
ZONE "A"

75 B.L.

FOUND 5/8" RE-BAR FOR THE
EAST CORNER OF TRACT 4
BEARS N47°02'13"E, 520.00'
(PLAT 520.00')

D2

S47° 02' 13" W 259.87' (MEAS)
S47° 24' 00" W 260.00' (PLAT)

STATE FARM ROAD 70
80' RIGHT OF WAY

⊙ = FOUND 5/8" RE-BAR
○ = PROPERTY CORNER



Brister Surveying

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Firm Registration No. 11072800

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY
IS LOCATED WITHIN ZONE A & X, AS DEFINED
BY THE FEDERAL EMERGENCY MANAGEMENT
MAPS COMMUNITY PANEL 48249C 0200 D
DATED AUGUST 15, 2017
AND ☒ IS NOT LOCATED IN A DESIGNATED
100 YEAR FLOOD ZONE WITH NO B.F.E. DETERMINED.

DATE: JUNE 4, 2021



JOB NO. 211550

NOTES
1) TOTAL SURVEYED AREA IS 3.401 ACRES.
2) MEASURED BEARINGS ARE BASED ON GLOBAL
POSITIONING SYSTEM NAD 83 (N3) 4205 DATUM.
3) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH
YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

THIS SURVEY INCLUDES ONLY THE RESEARCH,
INVESTIGATION, OR LOCATIONS OF SERVITUDES,
EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS
PROPERTY AS LISTED ON SCHEDULE B OF THE TITLE
COMMITMENT.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT
THIS SURVEY OF THE PROPERTY LEGALLY
DESCRIBED HEREIN WAS MADE ON THE GROUND
THIS DAY MAY 26, 2021 AND IS CORRECT TO THE
BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister

RONALD E. BRISTER R.P.L.S. NO. 5407

