

To Listing Agreement for 23.79 acres, Murphy and
Anderson Subdivision, Portland, TX

Point for the Common corner
of Lots 7 and 8, a 6" Iron Pipe
Fnd. for the NW corner of Lot 7
Called WEST - 3835.9' Bears
N89°17'46"W - 3835.46' Measured

23.79 Ac. Gross
0.04 Ac. Par 16
23.75 Ac. Net

STATE OF TEXAS
COUNTY OF NUECES

I, Jarrell L. Moore, a registered professional land surveyor for Texas Geo Tech Land Surveying, Inc. hereby certify that the foregoing plot was prepared from a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge and belief as surveyed by me under my direct supervision December 27, 2022.

OF

TEXAS GEO TECH
ENGINEERING & LAND SURVEYING, INC.
6628 S. SHAPES ST., SUITE B2
CORPUS CHRISTI, TX 78411
(361) 993-0808 Fax (361) 993-2965

JARREL L. MOORE
Registered Professional Land Surveyor No. 4854
Dated 3/14/2023, Rev. 3/22/2023



STATE OF TEXAS
COUNTY OF NUECES

I, Jerald L. Moore, a registered professional land surveyor for Texas Code, Title 1, Chapter 120, Subchapter C, Section 120.001, do hereby certify that the within plat is a true and correct copy of the original as the same appears in the records of the County Clerk of the County of Nueces, Texas.

(J. L. Moore) 120' ROW

Remainder of Lots 7 & 8 of the Murphy and Anderson Subd.

- 1) GENERAL NOTES:
FEDERAL EVIDENCE DISCORDED IN DOC. #7920 WAS ALONG THE SOUTH SIDE OF LOT 4 AND IS NOW CONSIDEREDLY INSIDE THE R.O.W. OF MOORE AVE.
- 2) THE UTILITY EASEMENT DISCORDED IN DOC. #6248 WAS DOWAILED TO AND IS NOW UNDER THE NEW R.O.W. OF MOORE AVE. AND IS NOW UNDER THE NEW R.O.W. OF FM 383.
- 3) THE GRANTOR EASEMENT RECORDED IN DOC. # 476753 IS THE REAL PROPERTY RECORDS OF SAN PATRICK COUNTY IS NOT LOCATED ON THIS PROJECT.
- 4) ALL BENFARNS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.

Initialed for identification by Seller _____, _____, _____ and Broker _____