

J. M. MCCULLOCH & CO. SURVEY NO. 356
A-228

(445.79 ACRES)
1945/621 W.C.O.P.R.

(N 89°09'50" E)
N 89°09'50" E
466.12'

RESIDUAL OF:
(64.90 ACRES)
DOC# 128276 W.C.O.P.R.

TRACT 2
23.66 ACRES

TRACT 3
20.13 ACRES

(56.90 ACRES)
DOC# 128280 W.C.O.P.R.

N 00°54'59" W 1906.55'

S 00°32'55" E 1905.93'
(S 00°32'55" E 1905.93')

PASS A 1/2 INCH IRON ROD
FOUND AT A DISTANCE OF
726.05 FEET

(10.00 ACRES)
DOC# 146433 W.C.O.P.R.

453.89'
S 89°05'01" W
(S 89°05'01" W)

BYNUM ROAD

BEGINNING

LEGEND:

- BOUNDARY LINE
ADJOINER LINE
SURVEY LINE
FENCE
BURIED PIPELINE
OVERHEAD ELECTRIC LINE
UNDERGROUND UTILITY LINE
WATER LINE
P.U.E. - PUBLIC UTILITY EASEMENT
B.L. - BUILDING SETBACK LINE
U.D.E. - UTILITY, DRAINAGE, AND
EMBANKMENT/BACKSLOPE EASEMENT
(BRG.-DIST.) RECORD CALL
XXX/XXX VOLUME/PAGE
W.C.P.R. - WILSON COUNTY PLAT RECORDS
W.C.D.R. - WILSON COUNTY DEED RECORDS
W.C.O.P.R. - WILSON COUNTY OFFICIAL PUBLIC RECORDS
W.C.R.P.R. - WILSON COUNTY REAL PROPERTY RECORDS
● POINT
○ 1/2" IRON ROD FOUND
○ 1/2" IRON ROD SET
△ 120D NAIL FOUND
✱ IRON PIPE FOUND
⊙ NAIL SET
⊕ 3/8" IRON ROD FOUND
⊗ PIPE FENCE CORNER POST FOUND
⊙ WOOD FENCE CORNER POST FOUND
FILE: 2025\BOUNDARY\WILSON\25-0221 5784 CR 136 (Flores)
- AS MARKED
A/C
ELECTRIC METER
TELEPHONE PEDESTAL
SEPTIC
GAS METER
WATER WELL
UTILITY POLE
FIRE HYDRANT



- NOTE:
1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
4. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTREPID"

INTREPID
SURVEYING & ENGINEERING

P.O. Box 1209 • 109 DILWORTH PLAZA
POTH, TX 78147
O. 830.393.8833 • F. 830.393.3388
WWW.INTREPIDTX.COM
TBPLS #10193936 • TBPE #16550

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

REGISTERED PROFESSIONAL LAND SURVEYOR

05/19/2025
DATE

REFERENCE: CHARLES H. FREEMAN, III & ETHELINE FREEMAN
ADDRESS: BYNUM ROAD
LEGAL DESCRIPTION: BEING 20.13 ACRES OF LAND (TRACT 3) OUT
OF THE J. M. MCCULLOCH & CO. SURVEY NO. 356, ABSTRACT NO.
228 WITHIN WILSON COUNTY, TEXAS.
JOB NO. 25-0221 REV. 0
DRAWN BY: ALC FIELD BOOK: 129/58