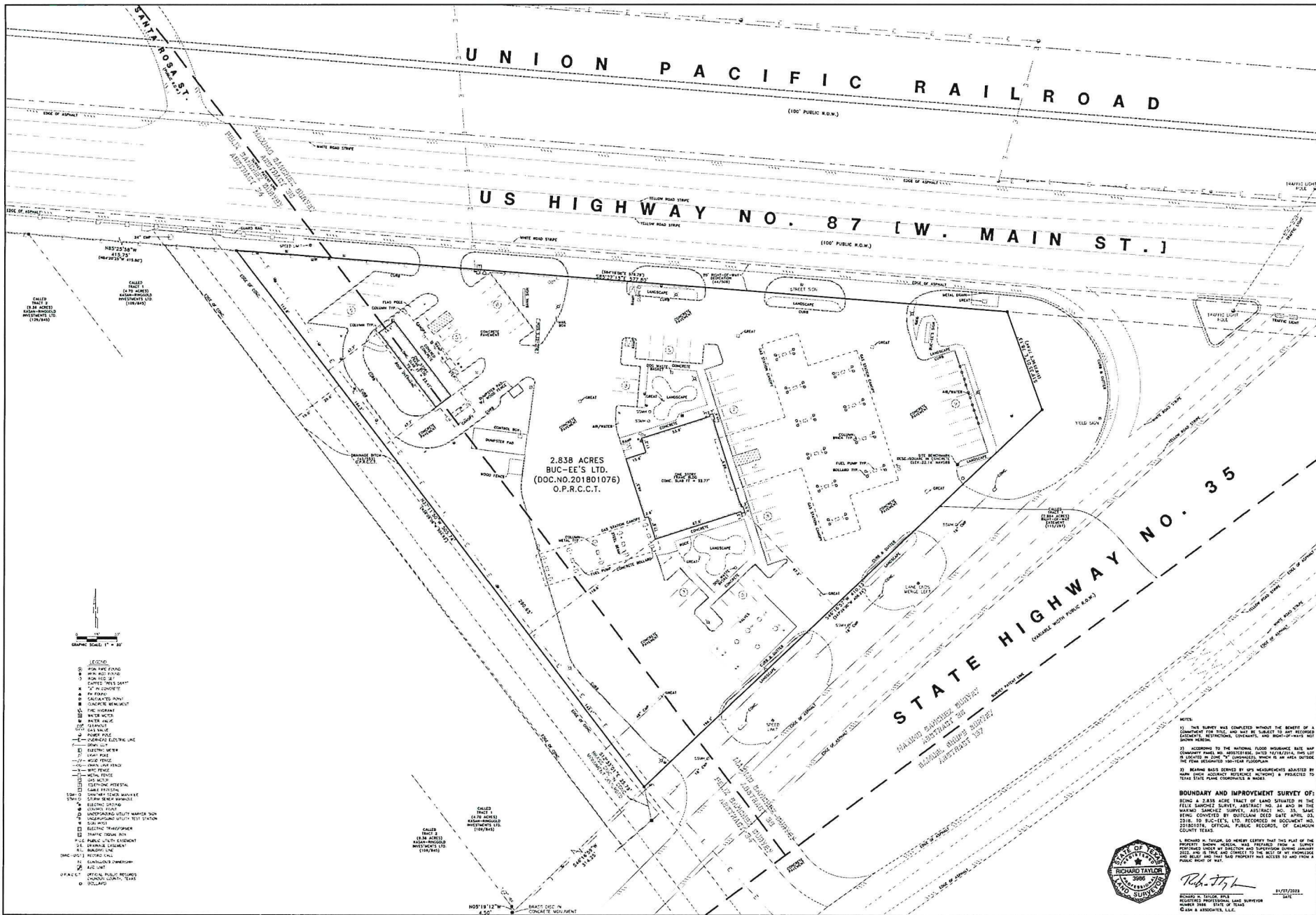




REVISIONS		
NO.	DATE	DESCRIPTION
1	01/15/2025	ISSUED FOR PERMIT

142 JACOBSON TRAIL
SAN ANGELO, TEXAS 76901
142 JACOBSON TRAIL
SAN ANGELO, TEXAS 76901
142 JACOBSON TRAIL
SAN ANGELO, TEXAS 76901

ASH & ASSOCIATES
SURVEYING & ENGINEERING
142 JACOBSON TRAIL
SAN ANGELO, TEXAS 76901
TEL: 361-1234
FAX: 361-5678
WWW.ASH-ASSOCIATES.COM

DRAWING INFORMATION		
PROJECT NO.	201801076	
PROJECT NAME	2.838 ACRE TRACT	
PROJECT LOCATION	EL PASO COUNTY, TEXAS	
PROJECT SCALE	1" = 10'	

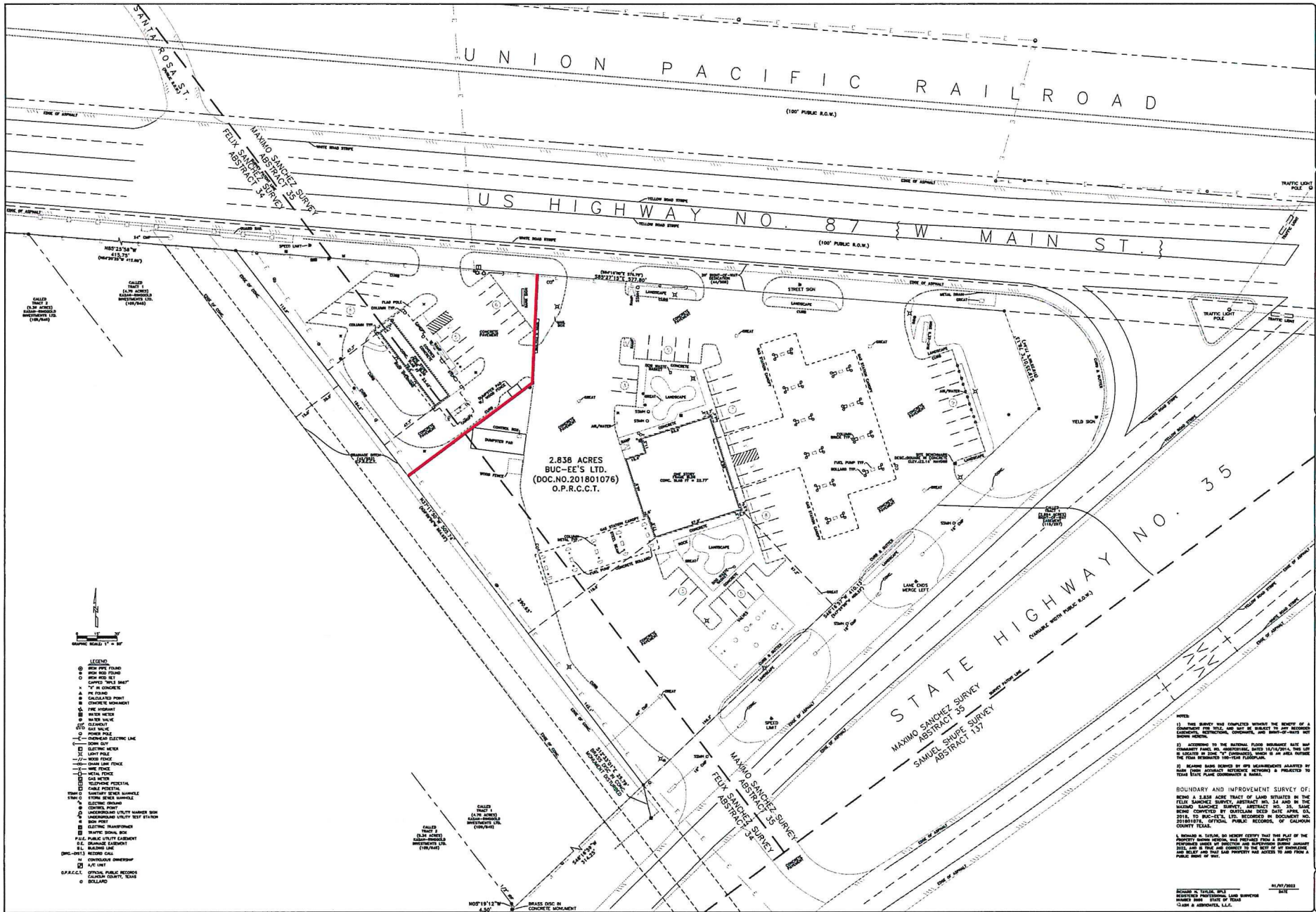
BOUNDARY AND IMPROVEMENT SURVEY
2.838 ACRE TRACT
DOCUMENT NO. 201801076
EL PASO COUNTY, TEXAS
CITY OF PORT LAVACA - CALHOUN COUNTY, TEXAS

DRAWING	
SHEET:	1
OF	1

NOTES:
1. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A PREVIOUS SURVEY OF THE TRACT. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS OF A PREVIOUS SURVEY OF THE TRACT.
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, THE TRACT IS LOCATED IN A FLOOD HAZARD AREA. THE SURVEYOR HAS REVIEWED THE FLOOD HAZARD MAP AND HAS FOUND THAT THE TRACT IS LOCATED IN A FLOOD HAZARD AREA.
3. MEASUREMENTS WERE MADE BY THE SURVEYOR AND THE RESULTS WERE FOUND TO BE ACCURATE. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS OF A PREVIOUS SURVEY OF THE TRACT.
4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS OF A PREVIOUS SURVEY OF THE TRACT.
5. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS OF A PREVIOUS SURVEY OF THE TRACT.



Richard Taylor
Richard Taylor, Surveyor
Surveyor, State of Texas
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REVISIONS

NO.	DATE	BY	REVISION
1	01/07/2022	ASH	ISSUED FOR PERMIT

ASH & ASSOCIATES

100 JACOBSON LANE
SAN MARCOS, TEXAS 78666
TEL: 781-233-1111
WWW.ASH-ASSOCIATES.COM

DRAWING INFORMATION

DATE	BY	APP'D	FILE
01/07/2022	ASH	ASH	201801076

BOUNDARY AND IMPROVEMENT SURVEY

2.838 ACRE TRACT
DOCUMENT NO. 201801076
FELIX SANCHEZ SURVEY
MAYMO SANCHEZ SURVEY
CITY OF PORT LAVACA - CALHOUN COUNTY, TEXAS

DRAWING

PRIMO

SHEET: 1

OF 1

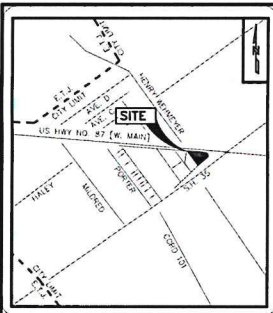
NOTES:

1. THIS SURVEY WAS COMPLETED WITHIN THE COUNTY OF CALHOUN, TEXAS, AND WAS NOT SUBJECT TO ANY RECORDING REQUIREMENTS. THEREFORE, THIS SURVEY IS NOT SUBJECT TO ANY RECORDING REQUIREMENTS.

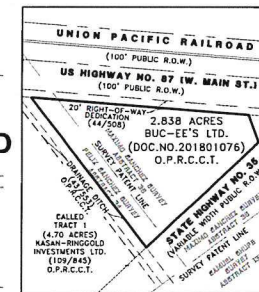
2. ACCORDING TO THE NATURAL BOUNDARY CASE, THE BOUNDARY BETWEEN THE TRACTS OF LAND OWNED BY BUC-EE'S LTD. AND THE TRACTS OF LAND OWNED BY THE CITY OF PORT LAVACA, TEXAS, IS THE LINE OF THE NATURAL BOUNDARY. THE LINE OF THE NATURAL BOUNDARY IS THE LINE OF THE NATURAL BOUNDARY.

3. BEARING AND DISTANCE SURVEY. THE BEARING AND DISTANCE SURVEY WAS COMPLETED BY THE SURVEYOR, ASH & ASSOCIATES, L.L.C., ON 01/07/2022. THE BEARING AND DISTANCE SURVEY WAS COMPLETED BY THE SURVEYOR, ASH & ASSOCIATES, L.L.C., ON 01/07/2022.

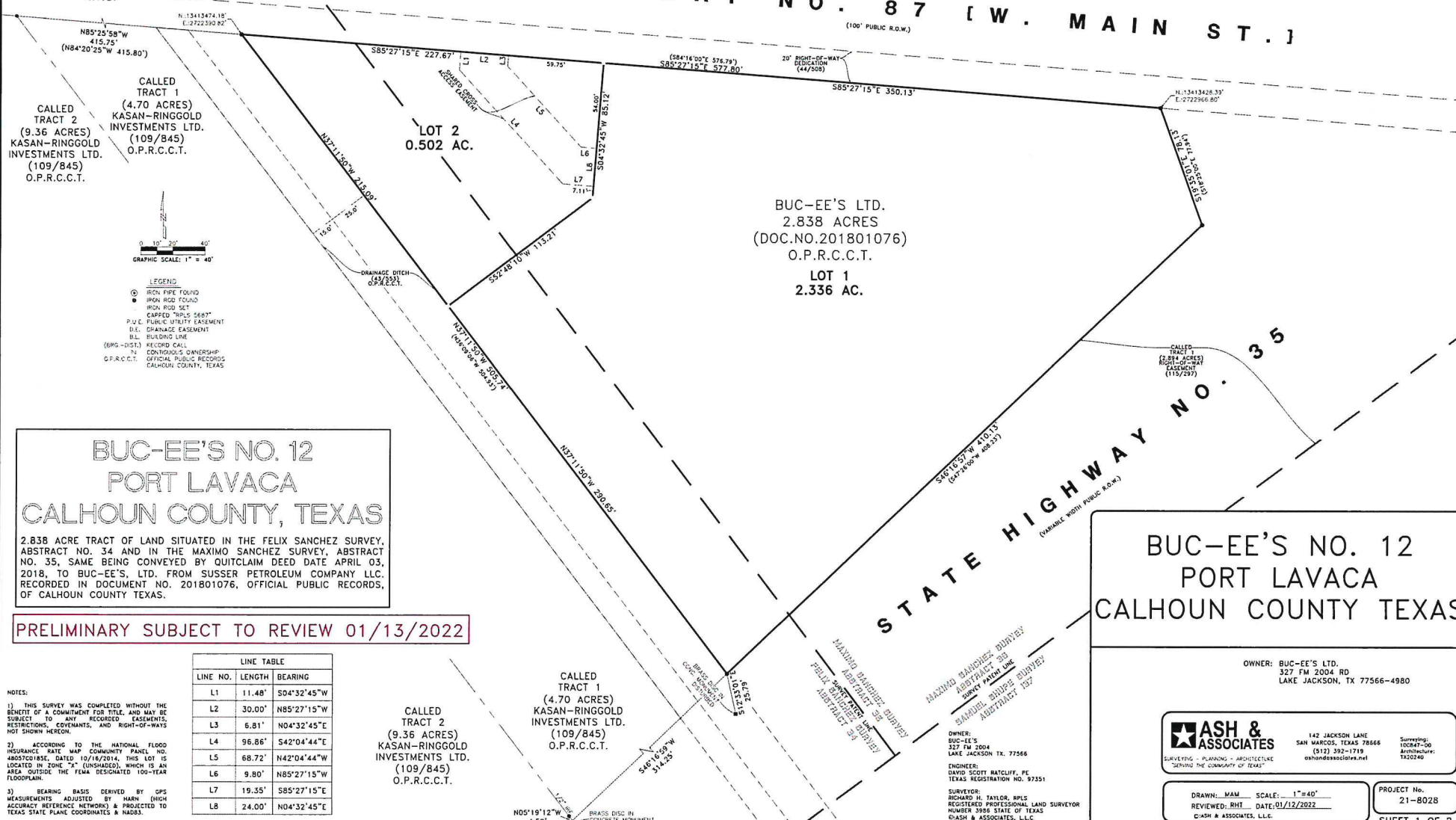
4. BEARING AND DISTANCE SURVEY. THE BEARING AND DISTANCE SURVEY WAS COMPLETED BY THE SURVEYOR, ASH & ASSOCIATES, L.L.C., ON 01/07/2022. THE BEARING AND DISTANCE SURVEY WAS COMPLETED BY THE SURVEYOR, ASH & ASSOCIATES, L.L.C., ON 01/07/2022.



VICINITY MAP
N.T.S.



ORIGINAL LOT CONFIGURATION
N.T.S.



Property Identification #: 38503

Property Information: 2022

Owner Identification #: 59143

Geo ID: A0035-00000-0165-00
Situs Address: 2318 W MAIN ST PORT LAVACA, TX 77979
Property Type: Real
State Code: F1

Legal Description: A0035 MAXIMO SANCHEZ, TRACT PT 33, ACRES
2.82, ACRES TOTAL & A0034 FELIX SANCHEZ,
TRACT PT 29 WESTERLUND S/D
Abstract: A0035
Neighborhood: PORT LAVACA COMMERCIAL
Appraised Value: \$927,020.00
Jurisdictions: CAD, GWD, G05, NV6, S01, C04, FML

Name: BUCEES INC
Exemptions:
DBA: Null



Calhoun CAD Map Search