

(N 88°11'21" E)

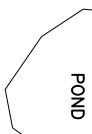
N 88°11'15" E 300.00'

POINT OF BEGINNING
FOUND 1/2" IRON ROD
Y = 13,718,468.30
X = 2,636,476.45

1.58
ACRE TRACT

S 88°11'15" W 300.00'

N 88°11'15" E 300.00'



1.59
ACRE TRACT

N 03°16'28" W 271.49'

POINT OF BEGINNING
FOUND 1/2" IRON ROD
Y = 13,717,968.13
X = 2,636,505.06

S 72°42'11" W 309.11'
(S 72°36'51" W)

S 03°16'28" E 188.94'

S 03°16'28" E 229.49'

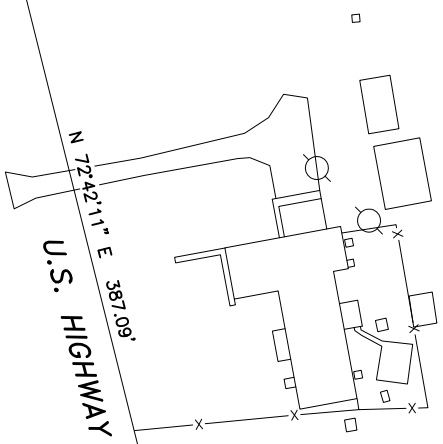
N 88°11'15" E 330.89'

3.00 ACRES
(DUALY SURVEYED)

0.57 ACRES
(PREVIOUSLY SURVEYED)

1.39 ACRES
MELINDA KAY GRAHAMANN

56.49 ACRES
ROY V & BLANCHE S
CAVARETTA
VOL. 301, PG. 001
O.R.L.C., TX.



U.S. HIGHWAY 90 ALT

N 72°42'11" E 367.09'

J. HALLETT
A-217



LEGEND

X ————— FENCE

○ POWER POLE

□ TELEPHONE PEDESTAL

● SET 5/8" IRON ROD WITH CAP STAMPED "RPLS 6368" UNLESS OTHERWISE NOTED



2321 TOPICAL WIND DRIVE, CORPUS CHRISTI, TX 78414, 1 (361) 208-4284
TEXAS LICENSED SURVEYING FIRM 10194009
THE INTEGRITY OF QUALITY AND HONOR

1.58 ACRE TRACT & 1.59 ACRE TRACT
BEING OUT OF THE J. HALLETT SURVEY, ABSTRACT 217, LAVACA COUNTY, TEXAS, AND ALSO BEING OUT OF A PREVIOUSLY SURVEYED 6.17 ACRE TRACT BEING THE REMAINING PORTION OF A 7.92 ACRE TRACT CONVEYED BY MELINDA KAY SCHAEFER AND LISA RENEE ADAMS TO MAURICE RAY AND MARJORIE ANN PARR IN DEED DATED SEPTEMBER 14, 2010 AND RECORDED IN VOLUME 521, PAGE 213 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS.

Completion Date: 01/21/20 File Name: 1.59AC

Scale: 1"=100' Surveyed by: LB/CB

Drawn by: DJ Checked by: AF/CB

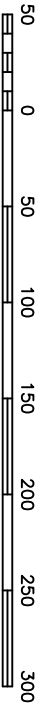
I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 01/19/21. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

COLE E. BARTON
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6368



NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- 2. (BEARING DISTANCE) INDICATES RECORD BEARING AND DISTANCE.



SCALE: 1" = 100 FEET

COUNTY ROAD 201