

LINE	BEARING	DISTANCE
L1	S 38°25'55" W	23.78'
L1	(S 39°31'32" W)	(23.78')

L:
PRESNAL
A-355

POINT OF BEGINNING
Y = 13,723,846.71
X = 2,624,386.48

N 20°29'05" E
147.54'
TO FOUND FENCE
CORNER POST

(S 66°17'17" E)
117.45'
S 67°22'54" E

1.89 ACRES
PATRICK A &
DEBORAH J WAGNER
VOL. 508, PG. 306
O.R.L.C.,TX.

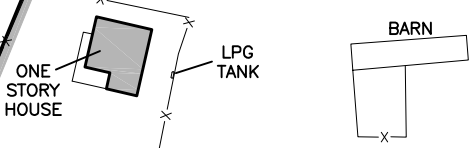
LOT 1
2.30 ACRES

16.96 ACRES
ARTHUR J
ETZLER JR
VOL. 976, PG. 737
O.R.L.C.,TX.

LOT 2
2.30 ACRES

S 87°50'31" W 304.15'
N 87°50'31" E 304.15'

HIGHWAY 77
N 20°16'40" E 300.59'



S 87°50'31" W 418.45'
(N 90°00'00" W 419.44')

3.00 ACRES
TONIA ANN PERRY
ET AL
VOL. 903, PG. 13
O.R.L.C.,TX.

LEGEND

— x —	FENCE
— OH —	OVERHEAD UTILITIES
PP ○	POWER POLE
TPED □	TELEPHONE PEDESTAL
FH ⊕	FIRE HYDRANT
MH ⊙	MANHOLE
○	SET 5/8" IRON ROD WITH CAP STAMPED "RPLS 6368"

NOTES:

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

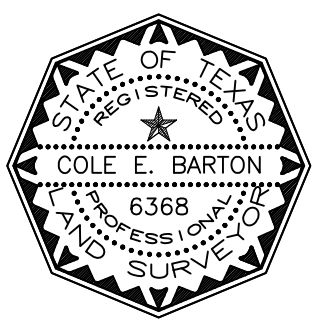
50 0 50 100 150 200 250 300


SCALE: 1" = 100 FEET

I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 09/22/23. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Cole E. Barton

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





BARTON & ASSOCIATES
LAND SURVEYING

6113 SARATOGA BLVD. SUITE F, #335 - (361) 208-4284
TEXAS LICENSED SURVEYING FIRM 10194009
THE INTERSECTION OF QUALITY AND EFFICIENCY

4.60 ACRE DIVISION

BEING OUT OF THE L. PRESNAL SURVEY, ABSTRACT 355, LAVACA COUNTY, TEXAS, ALSO BEING OUT OF THAT SAME TRACT CALLED TO BE 4.87 ACRES AND DESCRIBED IN WARRANTY DEED DATED JANUARY 20, 1947 AND RECORDED IN VOLUME 152, PAGE 301 OF THE DEED RECORDS OF LAVACA COUNTY, TEXAS.

Completion Date: 10/05/23	File Name: 4.6DIV
Scale: 1"=100'	Surveyed by: CB/LB
Drawn by: DJ	Checked by: DJ/CB

JOB #: 2309024