

FARM TO MARKET
ROAD 318E

POINT OF BEGINNING
5.01 AC. & 10.78 AC.
Y = 13,663,297.30
X = 2,570,976.79

POINT OF BEGINNING
8.25 ACRES
FOUND 5/8" IRON ROD
WITH CAP "1785"
Y = 13,663,701.94
X = 2,571,367.08

PATRICK
RYAN
A-44

22.00 ACRES
DANA LEE
CZUBAKOWSKI
VOL. 926, PG. 144
O.R.L.C.,TX.

23.02 ACRES
DOUG T & JAIME T
PEARCE TRUSTEES
VOL. 951, PG. 132
O.R.L.C.,TX.

(N 43°55'00" W 807.72')
N 46°18'23" W 807.55'

(235.09')
(N 51°21'21" E)

(N 43°55'00" W 870.94')
N 46°18'44" W 870.77'

10.78
ACRE TRACT

8.25
ACRE TRACT

(S 45°51'05" W 635.10')
384.33' 250.57'
S 43°28'31" W

47.60 ACRES
DOUGLAS & RUBY E
SANSOM LIVING TRUST
VOL. 749, PG. 21
O.R.L.C.,TX.

FOUND 5/8"
IRON ROD
WITH CAP
"1785"

(N 46°21'32" E 622.30')

501.69'

N 43°57'56" E

5.01
ACRE
TRACT

ONE
STORY
HOUSE
WELL
HOUSE
PP
SEPTIC

CARPORT
AC

GRAVEL
DRIVE

BARN

193.77' 246.02'

439.79'

S 43°41'37" W

S 38°40'52" E 1666.19'
(S 36°17'05" E 1666.25')

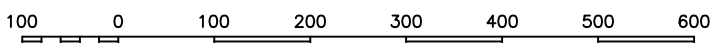
LINE	BEARING	DISTANCE
L1	N 43°57'56" E	60.00'
L2	N 43°57'56" E	60.50'
L3	S 38°40'52" E	466.46'
L4	N 46°18'23" W	464.72'
L5	N 48°56'39" E	234.89'

LEGEND

- x — FENCE
- OH — OVERHEAD UTILITIES
- PP ○ POWER POLE
- TPED □ TELEPHONE PEDESTAL
- CO ○ CLEAN OUT
- SET 5/8" IRON ROD WITH CAP "RPLS 6368"
- FOUND 1/2" IRON ROD WITH CAP "KOLACNY" UNLESS OTHERWISE NOTED

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.

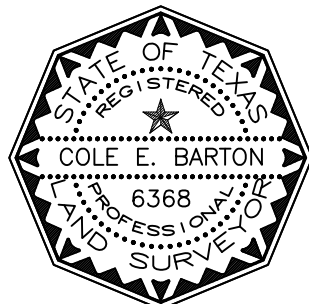


SCALE: 1" = 200 FEET

I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 11/20/24. 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

24.04 ACRE DIVISION

BEING A SURVEY AND DIVISION OF A 24.04 ACRE TRACT OUT OF THE PATRICK RYAN SURVEY, ABSTRACT 44, LAVACA COUNTY, TEXAS, SAID 24.04 ACRE TRACT BEING THAT SAME LAND CONVEYED BY STACY HAIRELL TO NATASHA ANASTASIA SMITH IN GENERAL WARRANTY DEED DATED SEPTEMBER 1, 2022 AND RECORDED IN VOLUME 949, PAGE 585 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS.

Completion Date:	01/02/25	File Name:	24.04AC
Scale:	1"=200'	Surveyed by:	CB/LB
Drawn by:	DJ	Checked by:	CB

JOB #: 2412018