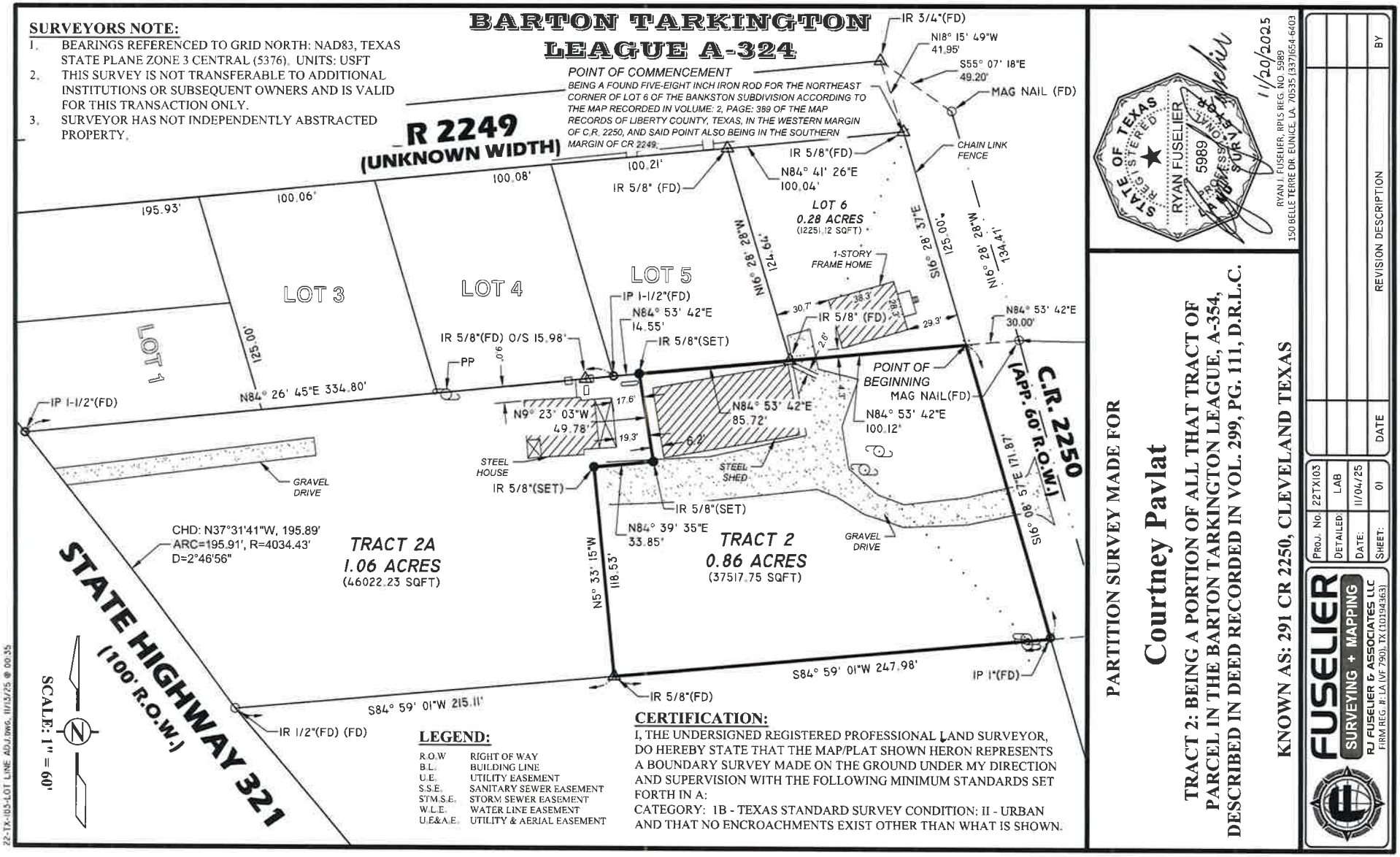
BARTON TARKINGTON
LEAGUE A-324
SURVEYORS NOTE:
1. BEARINGS REFERENCED TO GRID NORTH: NAD83, TEXAS STATE PLANE ZONE 3 CENTRAL (5376). UNITS: USFT
2. THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND IS VALID FOR THIS TRANSACTION ONLY.
3. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY.
POINT OF COMMENCEMENT
BEING A FOUND FIVE-EIGHT INCH IRON ROD FOR THE NORTHEAST CORNER OF LOT 6 OF THE BANKSTON SUBDIVISION ACCORDING TO THE MAP RECORDED IN VOLUME: 2, PAGE: 389 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, IN THE WESTERN MARGIN OF C.R. 2250, AND SAID POINT ALSO BEING IN THE SOUTHERN MARGIN OF CR 2249;
R 2249
(UNKNOWN WIDTH)
IR 3/4"(FD)
N18° 15' 49"W
41.95'
S55° 07' 18"E
49.20'
MAG NAIL (FD)
CHAIN LINK FENCE
IR 5/8"(FD)
N84° 41' 26"E
100.04'
100.21'
IR 5/8" (FD)
100.08'
100.06'
195.93'
LOT 6
0.28 ACRES
(12251.12 SQFT)
1-STORY FRAME HOME
S16° 28' 37"E
125.00'
N16° 28' 28"W
124.64'
N16° 28' 28"W
134.41'
LOT 3
LOT 4
LOT 5
LOT 1
125.00'
IP 1-1/2"(FD)
N84° 53' 42"E
14.55'
IR 5/8"(SET)
IR 5/8"(FD) O/S 15.98'
PP
0.6'
N84° 26' 45"E 334.80'
IP 1-1/2"(FD)
30.7'
38.3'
28.3'
IR 5/8" (FD)
29.3'
2.6'
N84° 53' 42"E
30.00'
POINT OF BEGINNING
MAG NAIL(FD)
C.R. 2250
(APP. 60' R.O.W.)
N84° 53' 42"E
85.72'
N84° 53' 42"E
100.12'
N9° 23' 03"W
49.78'
17.6'
19.3'
6.2'
1.5'
STEEL HOUSE
STEEL SHED
GRAVEL DRIVE
IR 5/8"(SET)
IR 5/8"(SET)
S16° 08' 57"E 171.87'
CHD: N37°31'41"W, 195.89'
ARC=195.91', R=4034.43'
D=2°46'56"
TRACT 2A
1.06 ACRES
(46022.23 SQFT)
TRACT 2
0.86 ACRES
(37517.75 SQFT)
N84° 39' 35"E
33.85'
GRAVEL DRIVE
N5° 33' 15"W
118.53'
STATE HIGHWAY 321
(100' R.O.W.)
S84° 59' 01"W 247.98'
IP 1"(FD)
S84° 59' 01"W 215.11'
IR 5/8"(FD)
IR 1/2"(FD) (FD)
SCALE: 1" = 60'
N
LEGEND:
R.O.W RIGHT OF WAY
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
S.S.E. SANITARY SEWER EASEMENT
STM.S.E. STORM SEWER EASEMENT
W.L.E. WATER LINE EASEMENT
U.E&A.E. UTILITY & AERIAL EASEMENT
CERTIFICATION:
I, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THE MAP/PLAT SHOWN HERON REPRESENTS A BOUNDARY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION WITH THE FOLLOWING MINIMUM STANDARDS SET FORTH IN A:
CATEGORY: 1B - TEXAS STANDARD SURVEY CONDITION: II - URBAN
AND THAT NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.
STATE OF TEXAS
REGISTERED
RYAN FUSELIER
5989
PROFESSIONAL
SURVEYOR
11/20/2025
RYAN J. FUSELIER, RPLS REG. NO. 5989
150 BELLE TERRE DR. EUNICE, LA. 70535 (337)654-6403
PARTITION SURVEY MADE FOR
Courtney Pavlat
TRACT 2: BEING A PORTION OF ALL THAT TRACT OF PARCEL IN THE BARTON TARKINGTON LEAGUE, A-354, DESCRIBED IN DEED RECORDED IN VOL. 299, PG. 111, D.R.L.C.
KNOWN AS: 291 CR 2250, CLEVELAND TEXAS
FUSELIER
SURVEYING + MAPPING
RJ FUSELIER & ASSOCIATES LLC
FIRM REG #: LA (VF 790), TX (10194363)
PROJ. NO. 22TX103
DETAILED LAB
DATE: 11/04/25
SHEET: 01
DATE
REVISION DESCRIPTION
BY
22-TX-103-LOT LINE ADJ.dwg, 11/13/25 @ 00:35