

POINT OF BEGINNING
 Y = 13,661,415.91
 X = 2,555,068.66

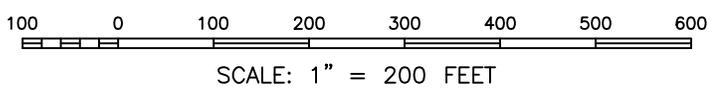
LEGEND

- x — FENCE
- OH — OVERHEAD UTILITIES
- PP \bigcirc POWER POLE
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD WITH CAP "RPLS 6368"

LINE	BEARING	DISTANCE
L1	S 69°05'51" E	89.27'
L2	N 44°46'35" E	273.29'
L3	S 40°55'02" W	208.28'
L4	S 30°37'02" W	150.01'
L5	S 30°37'40" W	229.13'
L6	N 44°58'16" W	299.95'
L7	S 30°35'27" W	400.03'
L8	S 30°27'13" W	19.55'
L9	S 44°59'47" E	299.94'
L1	(S 66°50'32" E)	(89.39')
L2	(N 46°35'00" E)	(273.30')
L3	(S 42°20'00" W)	(208.20')
L5	(S 30°37'08" W)	(229.05')
L6	(S 43°41'00" E)	(299.95')
L7	(S 31°52'43" W)	(400.03')

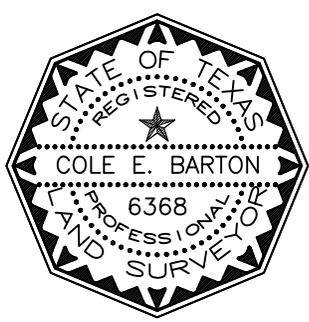
NOTES:

- 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.



I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 08/16/24. 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



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

24.84 ACRE TRACT

BEING 24.84 ACRES OF LAND OUT OF LAVACA COUNTY AND DEWITT COUNTY, TEXAS, ALSO BEING THAT SAME LAND DESCRIBED IN DISTRIBUTION DEED DATED APRIL 15, 2005 AND RECORDED IN VOLUME 38, PAGE 793 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS.

Completion Date: 08/29/24	File Name: 24.84AC
Scale: 1"=200'	Surveyed by: CB/LB
Drawn by: DJ	Checked by: CB

JOB #: 2408019