

LINE	BEARING	DISTANCE
L1	N 03°30'32" W	6.10'
L2	N 06°10'28" E	19.36'

0.83 ACRES
PATRICK LUCAS
VOL. 1845, PG. 311
O.R.F.C.,TX.

M.
MULDOON
A-76

FOUND FENCE
CORNER POST
AT 25.82' (N 85°32'00" E 192.90')
N 86°22'22" E 192.90'

FOUND FENCE
CORNER POST

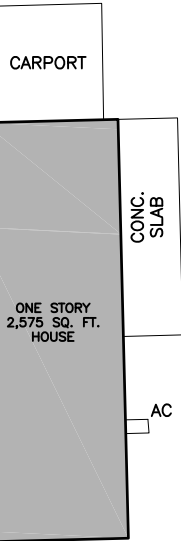
0.37 ACRES
ANTONIO MCKENZIE
VOL. 1585, PG. 525
O.R.F.C.,TX.

0.07 ACRES
INGRESS, EGRESS,
& REGRESS
EASEMENT VOL
1881, PG. 317
O.R.F.C.,TX.

0.09 ACRES
EMMA MAE GRIFFIN
VOL. 1195, PG. 246
O.P.R.F.C.,TX.

0.24 ACRES
WILFRED DESHON BROWN
VOL. 1604, PG. 398
O.R.F.C.,TX.

0.65
ACRE TRACT



0.50 ACRES
RICHARD & CORA LEE
WILLIAMS ESTATE

0.47 ACRES
DOROTHY WILLIAMS MOORE &
BETTY JEAN WILLIAMS
VOL. 1878, PG. 929
O.R.F.C.,TX.

S 01°32'28" E 152.57'
(S 01°56'00" E 157.10')

S 88°03'12" W 185.00'
FOUND FENCE
CORNER POST
AT 159.08' (S 88°10'00" W 185.00')

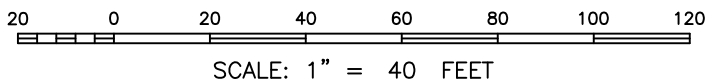
POINT OF BEGINNING
FOUND FENCE
CORNER POST
Y=13804599.07
X=2571597.09

LEGEND

- X — FENCE
- OH — OVERHEAD UTILITIES
- WM_⊕ WATER METER
- PP_⊙ POWER POLE

NOTES:

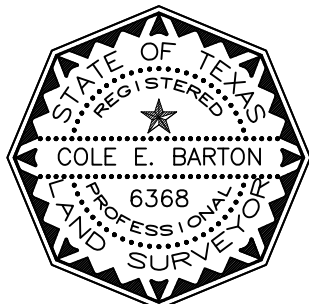
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- (BEARING DISTANCE) INDICATES RECORD BEARING AND DISTANCE.



I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 02/27/19. 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

2321 TROPICAL WIND DRIVE, CORPUS CHRISTI, TX 78414 | (361) 208-4284
TEXAS LICENSED SURVEYING FIRM 10194009
THE INTERSECTION OF QUALITY AND EFFICIENCY

0.65 ACRE TRACT

0.56 ACRES OF LAND OUT OF THE M. MULDOON SURVEY, ABSTRACT 76, BEING THAT SAME TRACT CONVEYED BY JAMES WILLIS TO BASTROP 4 GROUP, LLC. BY SUBSTITUTE TRUSTEE'S DEED DATED NOVEMBER 15, 2018 AND RECORDED IN VOLUME 1881, PAGE 317 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS.

Completion Date: 2-28-19	File Name: 0.56AC
Scale: 1"=40'	Surveyed by: CB/LB
Drawn by: DJ	Checked by: AF/CB

JOB #: 1902032