

AVENUE B

SET 5/8" IRON ROD WITH CAP STAMPED "RPLS 6368"

POINT OF BEGINNING SET 5/8" IRON ROD WITH CAP STAMPED "RPLS 6368"
Y: 13,734,952.78
X: 2,706,536.90

16' ALLEY (100.00')
N 02°08'27" W 100.00'

N 02°26'04" W 54.98'
TO 1/2" IRON ROD

(150.00')
N 87°18'49" E 150.15'

100.00' (100.00')
S 02°07'33" E

W. 7TH STREET

GRAVEL DRIVEWAY

LOT 1

BLOCK 87

0.35 ACRE TRACT

PORCH

CARPORT

ONE STORY
1,585 SQ. FT
HOUSE

SHED

LOT 2

WM

WM

FOUND 1/2" IRON ROD

S 87°18'49" W 150.12'
(150.00')

FOUND 3/4" IRON ROD

S 02°08'27" E 99.96'
TO 3/4" IRON ROD

S 01°57'21" E 101.37'
TO 1/2" IRON ROD

0.35 AC
KRISTOPHER & JENNIFER KERVIN
VOL. 889, PG. 763
O.R.C.C., TX.

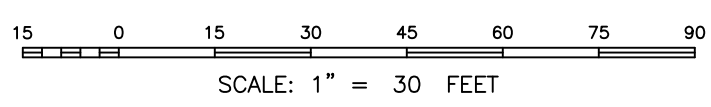
LOT 3

LEGEND

- X — FENCE
- ⊕ WM WATER METER

NOTES:

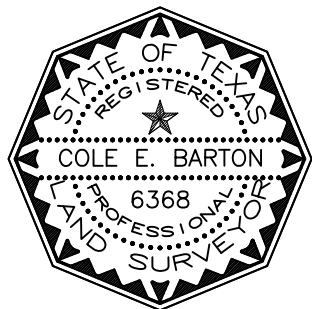
1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
2. (BEARING DISTANCE) INDICATES RECORD BEARING AND DISTANCE.



I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 05/13/20. 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

0.35 ACRE TRACT

BEING LOTS 1 & 2, BLOCK 87 OF THE TOWNSITE OF SHERIDAN, ALSO BEING THE SAME TRACT CONVEYED FROM WILLIAM J. DUGGER TO ANTON A. BUJNOCH, III BY WARRANTY DEED DATED APRIL 1, 2019 AND RECORDED IN VOLUME 894, PAGE 127 OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS.

Completion Date: 5/22/20	File Name: BOUNDARY.DWG
Scale: 1"=30'	Surveyed by: LB
Drawn by: AF	Checked by: CB

JOB #: 2005015