

139.89 ACRES  
JOHN S GALOVIC ESTATE  
VOL. 42, PG. 51  
O.R.L.C.,TX.

83.70  
CAROLINE MICHALEC  
MOCEK ET AL

T. TOBY  
A-461

42.11 ACRES  
AARON LEWALLEN  
VOL. 597, PG. 515  
O.R.L.C.,TX.

N 01°37'25" W 745.11' (N 00°00'00" W 744.99')

11.69  
ACRE TRACT

20' WIDE  
ROAD EASEMENT  
PRIVATE  
ROAD  
VOL. 440, PG. 226  
O.R.L.C.,TX.

28.07 ACRES  
DEBORAH BOLLOM  
VOL. 581, PG. 65  
O.R.L.C.,TX.

S 88°21'59" W 774.82'  
(S 90°00'00" W 775.17')

S 01°36'49" E 569.59' (S 00°00'00" E 569.59')

S 340.61' E 228.73'

POINT OF BEGINNING  
EASEMENT  
Y = 13,730,660.50  
X = 2,553,481.67

POINT OF BEGINNING  
Y = 13,730,631.86  
X = 2,553,488.11

20' WIDE  
ROAD EASEMENT  
VOL. 440, PG. 226  
O.R.L.C.,TX.

11.70 ACRES  
DEBORAH BOLLOM  
VOL. 581, PG. 65  
O.R.L.C.,TX.

19.30 ACRES  
AMY J MACHICEK  
VOL. 218, PG. 416  
O.R.L.C.,TX.

0.20 ACRE LANE/ROADWAY  
TO COUNTY ROAD 297  
REFERENCED IN  
VOL. 440, PG. 226  
O.R.L.C.,TX.

POINT OF  
TERMINUS

COUNTY ROAD 297

LINE	BEARING	DISTANCE
L1	N 61°44'23" E	250.55'
L2	N 45°04'23" E	86.57'
L3	N 10°09'23" E	50.74'
L4	N 16°14'37" W	50.09'
L5	N 34°02'37" W	56.85'
L6	N 16°34'37" W	96.44'
L7	N 14°57'37" W	81.64'
L8	N 02°38'23" E	47.02'
L9	N 30°42'23" E	57.23'
L10	N 74°43'23" E	55.72'
L11	S 58°21'37" E	105.86'
L12	S 62°07'37" E	135.83'
L13	S 65°51'37" E	216.70'
L14	S 83°27'37" E	98.25'

LEGEND

—x— FENCE  
● FOUND 5/8" IRON ROD  
WITH CAP UNLESS  
OTHERWISE NOTED



**BARTON**  
& ASSOCIATES  
LAND SURVEYING

11.69 ACRE TRACT

6113 SARATOGA BLVD, SUITE F, #335 - (361) 208-4284  
TEXAS LICENSED SURVEYING FIRM 10764009  
THE INTERSECTION OF QUALITY AND EFFICIENCY

BEING OUT OF THE T. TOBY SURVEY, ABSTRACT 461, LAVACA COUNTY,  
TEXAS, ALSO BEING THAT SAME FOURTH TRACT CONVEYED TO WILLIAM  
NAGELWUELLER, JR. IN PARTITION DEED DATED JANUARY 25, 2008  
AND RECORDED IN VOLUME 440, PAGE 226 OF THE OFFICIAL  
RECORDS OF LAVACA COUNTY, TEXAS.

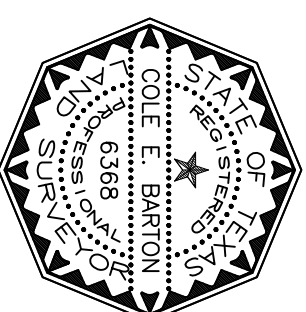
Completion Date: 10/29/21 File Name: 11.69AC

Scale: 1"=200' Surveyed by: LB/CB

Drawn by: DJ Checked by: AF/CB

I HEREBY STATE THAT THIS PLAT SHOWS THE  
SUBJECT LOCATION AS SURVEYED ON THE GROUND  
10/13/21. THIS PLAT IS TRUE AND CORRECT TO  
THE BEST OF MY KNOWLEDGE.

*[Signature]*  
COLE E. BARTON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6368



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.



SCALE: 1" = 200 FEET