

JOHN CHENEY
SURVEY
A-103

POINT OF BEGINNING
Y = 13,695,481.96
X = 2,660,464.27

COUNTY ROAD 157A

HICKORY
RIDGE ROAD

(N 81°27'14" E 386.13')
N 80°24'35" E 386.13'

N 83°59'12" E 468.59' TO
FOUND 5/8" IRON ROD

FOUND 1/2" IRON PIPE AT
29.73'

FOUND 5/8" IRON ROD AT
592.26'

10' UTILITY EASEMENT

GRAVEL DRIVEWAY

TRACT 17

WATER WELL SHED

CONCRETE DRIVEWAY

PORCH

2-STORY HOUSE

PROPANE TANK

PATIO

BARN

BARN

TRACT 15
BRIAN GRAHMANN
VOL. 402, PG. 304
O.R.L.C.,TX.

TRACT 25
MARY J. VOLKMER
VOL. 346, PG. 310
O.R.L.C.,TX.

(N 09°52'40" W 618.78')
N 09°52'40" W 618.78'

(S 08°50'00" E 540.48')
S 09°52'39" E 540.48'

5.14 ACRE
TRACT

TANK

SIDEWALK

10' UTILITY EASEMENT

10' UTILITY EASEMENT

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

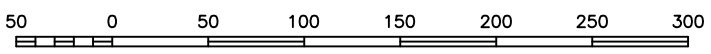
SET 5/8" IRON ROD WITH CAP STAMPED "RPLS 6368"

(S 68°56'09" W 393.60')
S 68°56'09" W 393.60'

19.99 ACRES
JESUS FACUNDO &
SONIA RODRIGUEZ
VOL. 673, PG. 870
O.R.L.C.,TX.

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" = 100 FEET

I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 8/11/21. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

COLE E. BARTON
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6368



5.14 ACRE TRACT

BEING TRACT 17 OF THE OAK FOREST ESTATES SUBDIVISION, PART OF THE JOHN CHENEY SURVEY, ABSTRACT 103, LAVACA COUNTY, TEXAS, ALSO BEING THE SAME TRACT CONVEYED TO DONALD AND LEEAN ROTHER BY WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 15, 1988 AND RECORDED IN VOLUME 406, PAGE 671 OF THE DEED RECORDS OF LAVACA COUNTY, TEXAS.

Completion Date: 11/3/21	File Name: BOUNDARY.DWG
Scale: 1"=100'	Surveyed by: LB
Drawn by: AF	Checked by: CB

JOB #: 2108015