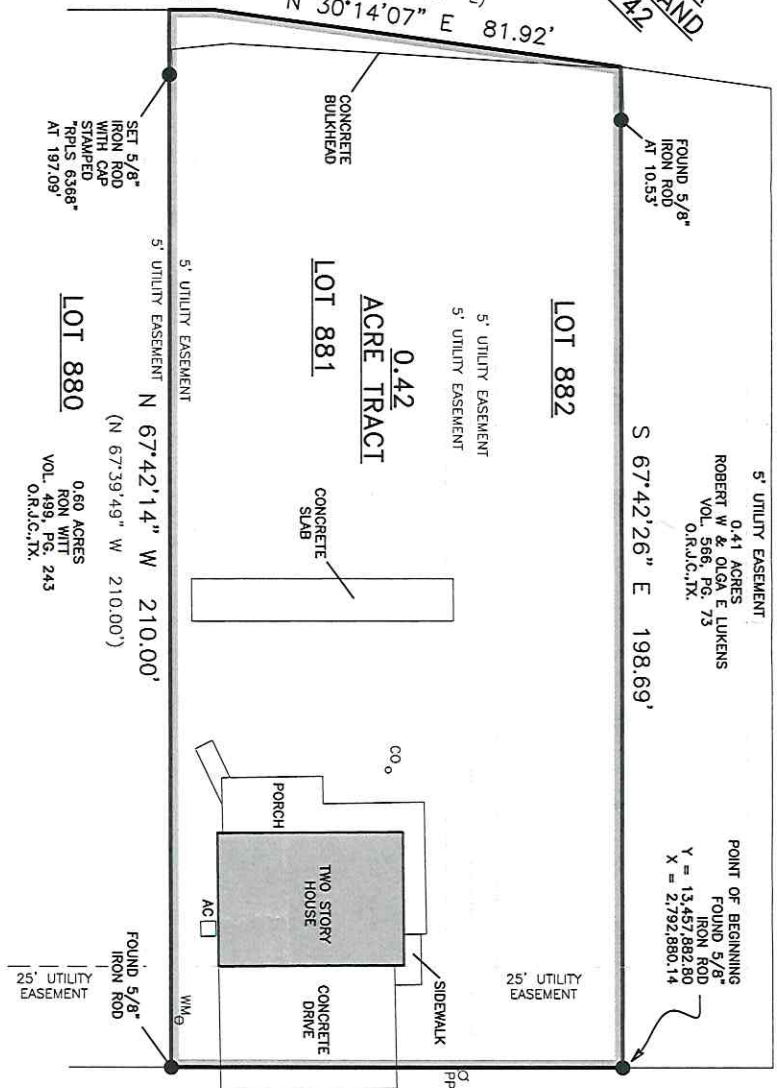


NANCY A  
MCFORLAND  
A-42

CARANCAHUA  
BAY

(N 30°16'31" E)  
N 30°14'07" E 81.92'



5' UTILITY EASEMENT  
0.41 ACRES  
ROBERT W & OLGA E LUKENS  
VOL. 566, PG. 73  
O.R.J.C., TX.

POINT OF BEGINNING  
FOUND 5/8" IRON ROD  
Y = 13,457,882.80  
X = 2,792,880.14

LOT 882

0.42  
ACRE TRACT

LOT 881

5' UTILITY EASEMENT  
5' UTILITY EASEMENT  
N 67°42'14" W 210.00'  
(N 67°39'49" W 210.00')

LOT 880  
0.60 ACRES  
RON WITT  
VOL. 499, PG. 243  
O.R.J.C., TX.

S 22°17'54" W 90.07'  
(S 22°20'11" W)

WEST BAYSHORE  
DRIVE

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 02/09/23. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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



LINE	BEARING	DISTANCE
L1	N 22°17'47" E	8.92'
L1	(N 22°20'11" E)	(8.92')

- LEGEND
- PP<sub>o</sub> POWER POLE
  - CO<sub>o</sub> CLEAN OUT
  - WM<sub>o</sub> WATER METER



6113 BARATOGGA BLVD, SUITE E 403, - (861) 208-4294  
TEXAS LICENSED SURVEYING FIRM 10181009  
THE INSURANCE OF QUALITY AND SERVICE  
0.42 ACRE TRACT

BEGING OUT OF THE NANCY A MCFORLAND SURVEY, ABSTRACT 42, JACKSON COUNTY, TEXAS ALSO BEING THAT SAID LAND CONVERTED TO MARINE RAILING IN GENERAL WARRANTY DEED DATED JUNE 3, 2010 AND RECORDED IN PUBLIC RECORDS OF JACKSON COUNTY, TEXAS.

Completion Date: 02/09/23 File Name: 0.42AC  
Scale: 1"=30' Surveyed by: LB/CB  
Drawn by: DJ Checked by: AF/CB