

POINTS OF BEGINNING	
TRACT 1	Y = 13,781,257.38
TRACT 4	X = 2,642,540.30
TRACT 2	Y = 13,781,876.37
TRACT 3	X = 2,643,428.38
TRACT 5	Y = 13,780,574.17
TRACT 6	X = 2,642,561.79
TRACT 7	Y = 13,780,060.49
	X = 2,644,226.95

30.49 ACRES
EDWARD R
GODWIN JR
VOL. 389, PG. 65
O.R.L.C.,TX.

P.O.B.
TRACT 1&4
FOUND 3/8"
IRON ROD

133.97 ACRES
JAMES M &
GERALDINE I ODAY
VOL. 33, PG. 241
O.R.L.C.,TX.

63.56 ACRES
RODNEY L MICHALKE
VOL. 590, PG. 390
O.R.L.C.,TX.

0.29 ACRES
EMMA M &
ELMER L MITCHELL
VOL. 688, PG. 276
O.R.L.C.,TX.

M.
STANDIFER
A-51

28.11 ACRES
CONNIE MARIE
CUMMINS ET AL
VOL. 361, PG. 118
O.R.L.C.,TX.

129.90
ACRES
JAMES DAVID
HARTMANN
VOL. 114,
PG. 739
O.R.L.C.,TX.

TRACT 7
26.00 AC

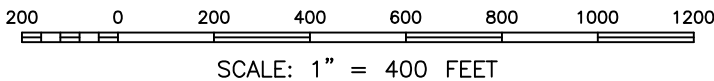
LINE	BEARING	DISTANCE
L1	N 86°55'41" E	442.15'
L2	N 87°33'15" E	48.27'
L3	N 87°33'15" E	416.05'
L4	N 87°33'15" E	410.22'
L5	S 03°06'09" E	326.45'
L6	S 03°06'09" E	357.04'
L7	S 03°06'09" E	213.12'
L8	S 89°42'52" E	93.04'
L9	S 30°46'12" E	356.52'
L10	S 30°46'12" E	65.70'
L11	N 01°49'55" W	408.68'
L12	N 01°49'55" W	357.07'
L13	N 01°49'55" W	131.35'
L14	N 01°43'30" W	195.13'

LEGEND

- FENCE
- OVERHEAD UTILITIES
- PP ○ POWER POLE
- TPED □ TELEPHONE PEDESTAL
- CO ○ CLEAN OUT
- FOUND 1/2" IRON ROD WITH CAP STAMPED "RPLS 4401" UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD WITH CAP STAMPED "RPLS 6368"

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 04/10/23. 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

6113 SARATOGA BLVD. SUITE F, #335 - (361) 208-4284
TEXAS LICENSED SURVEYING FIRM 10194009
THE INTERSECTION OF QUALITY AND EFFICIENCY

80.04 ACRE DIVISION

BEING OUT OF THE M. STANDIFER LEAGUE, ABSTRACT 51, LAVACA COUNTY, TEXAS, ALSO BEING THAT SAME LAND CONVEYED TO ALBERT SCHINDLER AND WIFE LILLIE SCHINDLER IN VOLUME 264, PAGE 606, VOLUME 281, PAGE 790, AND VOLUME 336, PAGE 313 OF THE DEED RECORDS OF LAVACA COUNTY, TEXAS.

Completion Date: 07/19/23	File Name: 80.04AC
Scale: 1"=400'	Surveyed by: CB/LB
Drawn by: DJ	Checked by: AF/CB

JOB #: 2307005