



BARTON & ASSOCIATES LAND SURVEYING

2321 TROPICAL WIND DRIVE, CORPUS CHRISTI, TX 78414 | (361) 208-4284
TEXAS LICENSED SURVEYING FIRM 10194009
THE INTERSECTION OF QUANTITY AND EFFICIENCY

0.33 ACRE TRACT

Field Notes Description

Being Lot 2A, Block 64, of the Town of Flatonia, Fayette County, Texas, also being part of a 0.57 acre tract conveyed from James C. Monaghan to Elaine R. Monaghan in Special Warranty Deed dated January 23, 2014 and recorded in Volume 1682, Page 585 of the Official Records of Fayette County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING: at a 5/8" iron rod with cap stamped "RPLS 6368" (Y:13,801,805.88, X:2,570,227.15), set in the north right of way line of East 6th Street, the south line of said 0.57 acre tract, and at the southeast corner of 0.24 acre tract (dually surveyed), for the southwest corner of this herein described tract, whence a 5/8" iron rod with cap stamped "RPLS 6368" set at the southwest corner of said 0.57 acre tract bears S 88°22'41" W - 73.46 feet;

THENCE: N 01°37'19" W -74.80 feet along the southerly east line of said 0.24 acre tract and the southerly west line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at an interior corner of said 0.24 acre tract, for the southerly northwest corner of this herein described tract;

THENCE: N 88°22'41" E -25.10 feet along the easterly south line of said 0.24 acre tract and the westerly north line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at the northerly southeast corner of said 0.24 acre tract, for an interior corner of this herein described tract;

THENCE: N 01°37'19" W -50.20 feet along the northerly east line of said 0.24 acre tract and the northerly west line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set in the south line of a 25 foot alley and at the northeast corner of said 0.24 acre tract, for the northwest corner of this herein described tract;

THENCE: N 88°22'41" E -101.44 feet along the south line of said 25 foot alley and the north line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at the northwest corner of a 0.29 acre tract conveyed to Cynthia Bosl in Volume 1912, Page 220 of the Official Records of Fayette County, Texas, for the northeast corner of this herein described tract;

THENCE: S 01°37'19" E -125.00 feet along the west line of said 0.29 acre tract and the east line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set in the north right of way line of said East 6th Street and at the southwest corner of said 0.29 acre tract, for the southeast corner of this herein described tract;

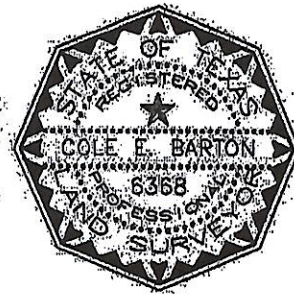
THENCE: S 88°22'41" W -126.54 feet along the north right of way line of said East 6th Street and the south line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 0.33 acre tract, more or less.

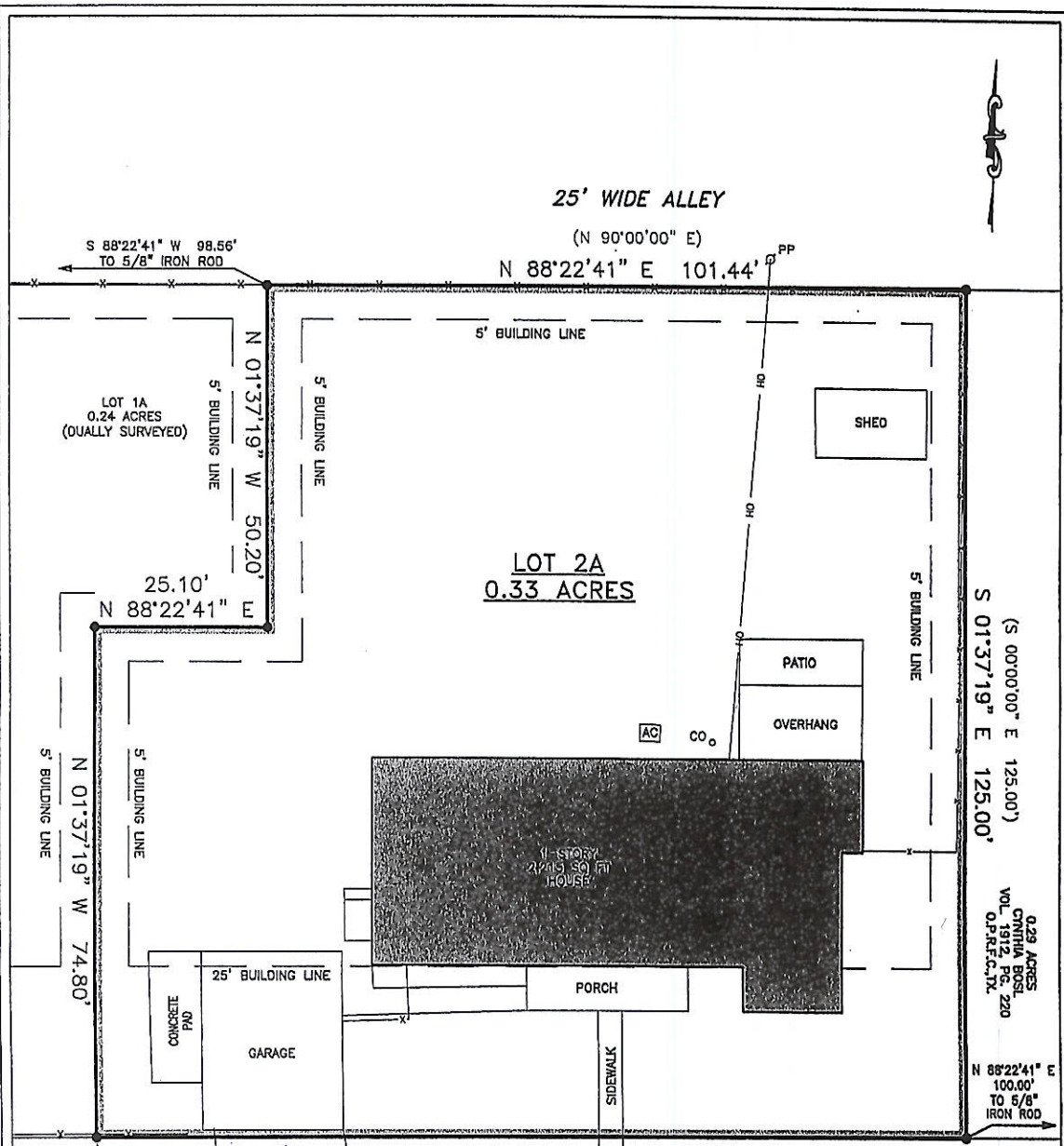
NOTE: A Survey Plat representing a graphic image of this description accompanies this document. This Field Notes Description constitutes a legal document, and, unless it appears in its entirety, in its original form, including preamble, seal and signature, surveyor assumes no responsibility or liability for its correctness. It is strongly recommended, for the continuity of future surveys, that this document be incorporated in *all* future conveyances, *without any revisions or deletions*. This description and the accompanying Survey Plat were prepared from record data furnished by the client and was done without the benefit of a Title Report. Surveyor has made no investigation or search for easements or other matters of record that a Title Report would disclose and this survey does not represent a warranty of title or a guarantee of ownership.

April 28, 2020
Job No. 1909032
AF



COLE E. BARTON
R.P.L.S. No. 6368

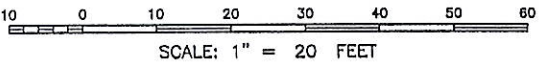




POINT OF BEGINNING
 Y:13801805.88
 X:2570227.15

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 07/15/19. 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



LEGEND

●	SET 5/8" IRON ROD WITH CAP STAMPED "RPLS 6368"
-x-	FENCE
OH	OVERHEAD UTILITIES
PP	POWER POLE
CO	CLEAN OUT

BARTON & ASSOCIATES
 LAND SURVEYING

2211 TROPICAL WIND DRIVE, SUITE 100, DALLAS, TEXAS 75244 | (972) 208-4184
 TEXAS LICENSED SURVEYOR #000000000
 THE DISTRICT OF CLOUD COUNTY

0.33 ACRE TRACT

BEING LOT 2A, BLOCK 84 OF THE TOWN OF FLATONIA, FAYETTE COUNTY, TEXAS, ALSO BEING PART OF A 0.57 ACRE TRACT CONVEYED FROM JAMES C. MONAGHAN TO ELAINE R. MONAGHAN IN SPECIAL WARRANTY DEED DATED JANUARY 23, 2014 AND RECORDED IN VOLUME 1882, PAGE 885 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS.

Completion Date: 05/08/20	File Name: 0.33AC
Scale: 1"=20'	Surveyed by: CB/LB
Drawn by: DJ	Checked by: AF/CB

0.29 ACRES
 CENTRAL POS.
 VOL. 1812, PG. 220
 O.P.R.F.C., TX

Exhibit "A"
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