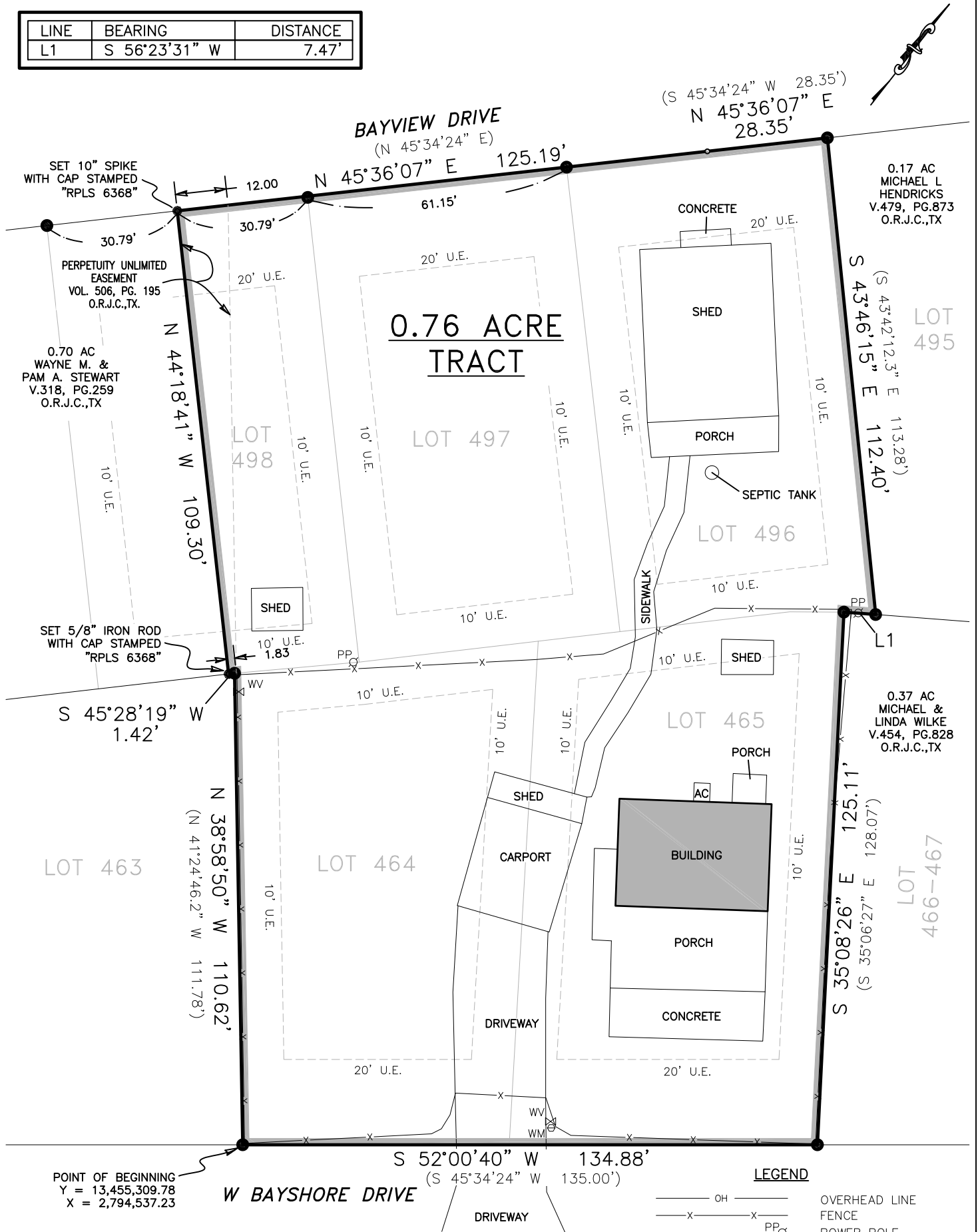


LINE	BEARING	DISTANCE
L1	S 56°23'31" W	7.47'

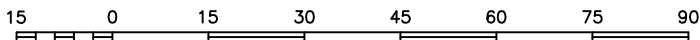


POINT OF BEGINNING
 Y = 13,455,309.78
 X = 2,794,537.23

W BAYSHORE DRIVE
 S 52°00'40" W 134.88'
 (S 45°34'24" W 135.00')

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" = 30 FEET

I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 12/02/20. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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



LEGEND

- OH — OVERHEAD LINE
- x — x — FENCE
- PP ○ POWER POLE
- WM ⊕ WATER METER
- WV ⊕ WATER VALVE
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED



BARTON & ASSOCIATES
 LAND SURVEYING

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

0.76 ACRE TRACT

BEING LOTS 496-497, A PORTION OF LOT 498, & LOT 464-465, CAPE CARANCAHUA SECTION II, RECORDED IN VOLUME T, PAGE 278, DEED RECORDS OF JACKSON COUNTY, TEXAS, ALSO BEING THE SAME TRACT OF LAND CONVEYED TO REGINA ALVAREZ IN WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 26, 2000 AND RECORDED IN VOLUME 153, PAGE 690 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, TEXAS, LOCATED IN JACKSON COUNTY, TEXAS.

Completion Date: 12/16/20	File Name: 2012003-0.76
Scale: 1"=30'	Surveyed by: LB/CB
Drawn by: KS/DJ	Checked by: CB

JOB #: 2012003