

ELIZABETH McNUTT
LEAGUE
A-46

59.241 AC
CRIS BONE
VOL. 190, PG. 128
O.R.J.C.,TX.

LINE	BEARING	DISTANCE		
L1	N 61°07'59" W	66.19'		
L2	N 57°30'04" W	129.18'		
L3	N 61°45'10" W	167.91'		
L4	N 56°34'48" W	143.69'		
L5	N 65°28'35" W	139.53'		
L6	N 63°58'08" W	154.09'		
L7	N 66°37'17" W	86.50'		
L8	N 64°43'30" W	187.75'		
L9	S 07°04'58" E	202.99'	(S 06°01'02" E)	(203.22')
L10	S 06°04'32" E	327.37'	(S 03°26'00" E)	(328.16')

FOUND FENCE
CORNER POST
AT 122.55'

L8
L7
L6
L5
L4
L3
L2
L1
LAVACA RIVER

(N 90°00'00" E 5520.00')
N 87°48'50" E 5468.61'

61.13 ACRE
TRACT

POND

EXISTING PIPELINE

EXISTING
PIPELINES

SHED

EXISTING
PIPELINES

FM HIGHWAY
1822

POINT OF BEGINNING
FOUND 1/2"
IRON ROD
Y = 13,523,359.56
X = 2,725,840.05

2.122 AC.
VOL. 291, PG. 420
D.R.J.C.,TX.

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

FOUND FENCE
CORNER POST

COUNTY ROAD 310

SET 5/8" IRON ROD
WITH CAP STAMPED
"RPLS 6368"
AT 4480.06'

S 87°43'36" W 4578.57'
(N 90°00'00" W 4595.00')

120 ACRES
CHARLEY WAYNE KOOP
VOL. 603, PG. 510
O.R.J.C.,TX.

LEGEND

X FENCE
PP_O POWER POLE

GF No. 121-0594

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.

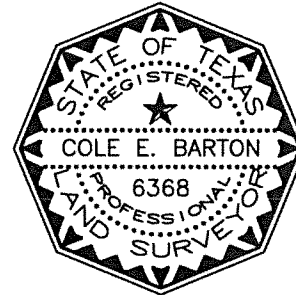
250 0 250 500 750 1000 1250 1500

SCALE: 1" = 500 FEET

I HEREBY STATE THAT THIS PLAT SHOWS THE
SUBJECT LOCATION AS SURVEYED ON THE GROUND
1/10/22. 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

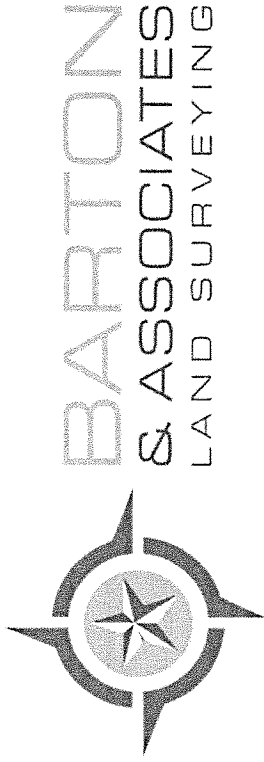
6113 SARATOGA BLVD. SUITE F, #335 - (361) 208-4284
TEXAS LICENSED SURVEYING FIRM 10194009
THE INTERSECTION OF QUALITY AND EFFICIENCY

61.13 ACRE TRACT

BEING OUT OF THE ELIZABETH McNUTT LEAGUE, ABSTRACT 46,
JACKSON COUNTY, TEXAS, ALSO BEING THE SAME 61.13 ACRE TRACT
CONVEYED FROM HARRISON STAFFORD TO EDWARD T. SRALLA, ET UX
BY DEED DATED MARCH 5, 1976 AND RECORDED IN VOLUME 531,
PAGE 511 OF THE DEED RECORDS OF JACKSON COUNTY, TEXAS.

Completion Date: 1/12/22	File Name: BOUNDARY.DWG
Scale: 1"=500'	Surveyed by: LB
Drawn by: AF	Checked by: CB

JOB #: 2201008



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

61.13 ACRE TRACT

Field Notes Description

Being out of the Elizabeth McNutt League, Abstract 46, Jackson County, Texas, also being the same 61.13 acre tract conveyed from Harrison Stafford to Edward T. Sralla, et ux by deed dated March 5, 1976 and recorded in Volume 531, Page 511 of the Deed Records of Jackson County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING: at a 1/2" iron rod, (Y = 13,523,359.56, X = 2,725,840.05), found in the west right of way line of F.M. Highway 1822, at the northwest corner of a 2.122 acre tract recorded in Volume 291, Page 420 of the Deed Records of Jackson County, Texas, and at the southeast corner of a 59.241 acre tract conveyed to Cris Bone in Volume 190, Page 128 of the Official Records of Jackson County, Texas, for the northeast corner of this herein described tract;

THENCE: S 07°04'58" E -202.99 feet along the west line of said 2.122 acre tract and the east line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set, for an angle corner of this herein described tract;

THENCE: S 06°04'32" E -327.37 feet continuing along the west line of said 2.122 acre tract and the east line of this herein described tract to fence corner post found in the north right of way line of County Road 310 and at the southwest corner of said 2.122 acre tract, for the southeast corner of this herein described tract;

THENCE: S 87°43'36" W along the north right of way line of said County Road 310 and the south line of this herein described tract at 4480.06 feet pass a 5/8" iron rod with cap stamped "RPLS 6368" set, for a line marker, in all distance of 4578.57 feet to a point in bank of the Lavaca River, and at the northwest corner of a 120 acre tract conveyed to Charley Wayne Koop in Volume 603, Page 510 of the Official Records of Jackson County, Texas, for the southwest corner of this herein described tract;

THENCE: along the east bank of the Lavaca River and the west line of this herein described tract with following calls:

N 61°07'59" W -66.19 feet to a point;

THENCE: N 57°30'04" W -129.18 feet to a point;

THENCE: N 61°45'10" W -167.91 feet to a point;

THENCE: N 56°34'48" W -143.69 feet to a point;

THENCE: N 65°28'35" W -139.53 feet to a point;

THENCE: N 63°58'08" W -154.09 feet to a point;

THENCE: N 66°37'17" W -86.50 feet to a point;

THENCE: N 64°43'30" W -187.75 feet to a point at the southwest corner of said 59.241
 acre tract, for the northwest corner of this herein described tract;

THENCE: N 87°48'50" E along the south line of said 59.241 acre tract and the north line of this herein
described tract at 122.55 feet pass a fence corner post found for a line marker, **in all distance of**
5468.61 feet to the **POINT OF BEGINNING**, containing within these metes and bounds a 61.13
acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "61.13 ACRE TRACT" 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 with 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.

GF No. 121-0594
January 12, 2022
Job No. 2201008
AF



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

