



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

23.12 ACRE TRACT

Field Notes Description

Being out of the J. Whitehurst Survey, Abstract 323, in Fayette County, Texas, also being that same land conveyed by Mary McElvy and Charles E. Millican to Teresa and Hebron T. Obregon in General Warranty Deed with Vendor's Lien dated December 6, 1995, and recorded in Volume 937, Page 724, of the Deed Records of Fayette County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING: at a 1/2" iron pipe, (Y = 13,835,629.56, X = 2,535,133.62), found in a west right of way line of Mockingbird Road and at the southeast corner of a 22.88 acre tract conveyed to Thomas O. Martin III in Volume 1585, Page 434 of the Official Records of Fayette County, Texas, for the northeast corner of this herein described tract;

THENCE: S 02°36'09" E - 710.00 feet along a west right of way line of said Mockingbird Road and the east line of this herein described tract to a 5/8" iron rod with cap "RPLS 6368" set at a right of way corner of said Mockingbird Road, for an angle corner of this herein described tract;

THENCE: S 42°25'52" W - 70.70 feet along a northwest right of way line of said Mockingbird Road and the southeast line of this herein described tract to a 5/8" iron rod with cap "RPLS 6368" set at a right of way corner of said Mockingbird Road, for an angle corner of this herein described tract;

THENCE: S 87°27'33" W - 1276.70 feet along a north right of way line of said Mockingbird Road and the south line of this herein described tract to a 5/8" iron rod with cap "RPLS 6368" set at a right of way corner of said Mockingbird Road and in the east line of a 95.03 acre tract conveyed to George Franklin in Volume 1875, Page 730 of the Official Records of Fayette County, Texas, for the southwest corner of this herein described tract;

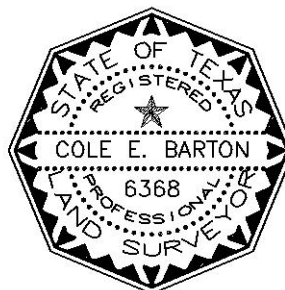
THENCE: N 02°45'05" W - 758.90 feet along the east line of said 95.03 acre tract and the west line of this herein described tract to a 1/2" iron pipe found at the southwest corner of a 22.88 acre tract, for the northwest corner of this herein described tract;

THENCE: N 87°24'39" E - 1328.69 feet along the south line of said 22.88 acre tract and the north line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 23.12 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "**23.12 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 recorded 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.

May 22, 2025
Job No. 2505004
DJ


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



J.
WHITEHURST
A-323

22.88 ACRES
THOMAS O. MARTIN, III
VOL. 1585, PG. 434
O.R.F.C., TX.

(N 88°21'00" E 1328.30')

N 87°24'39" E 1328.69'

N 02°35'50" W
1499.74'
TO FOUND 1/2" IRON PIPE
POINT OF BEGINNING
FOUND 1/2" IRON PIPE
Y = 13,835.629.56
X = 2,535.133.62



95.03 ACRES
GEORGE FRANKLIN
VOL. 1875, PG. 730
O.R.F.C., TX.

(N 01°47'00" W 758.90')
N 02°45'05" W 758.90'

23.12
ACRE TRACT

FOUND 5/8" IRON ROD

S 87°27'33" W 1276.70'
(S 88°24'00" W 1276.70')

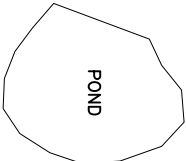
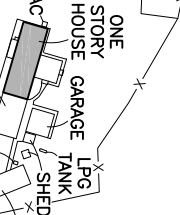
MOCKINGBIRD ROAD

MOCKINGBIRD ROAD

(S 01°39'30" E 710.00')

S 02°36'09" E 710.00'

19.



LINE	BEARING	DISTANCE
L1	S 4°25'52" W	70.70'
L2	S 02°45'05" E	20.58'
L1	(S 45°22'15" W) (70.70')	

LEGEND

- X FENCE
- OH OVERHEAD UTILITIES
- PP POWER POLE
- WM WATER METER
- SET 5/8" IRON ROD WITH CAP "RPLS 6368"



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THE INTERSECTION OF QUALITY AND EFFICIENCY

23.12 ACRE TRACT

BEING OUT OF THE J. WHITEHURST SURVEY, ABSTRACT 323, IN FAYETTE COUNTY, TEXAS, ALSO BEING THAT SAME LAND CONVEYED BY MARY MOELLY AND CHARLES E. MILLICAN TO TERESA AND HEBRON T. OREGEON IN GENERAL WARRANTY DEED WITH VENDORS LIEN DATED DECEMBER 6, 1995, AND RECORDED IN VOLUME 937, PAGE 724, OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS.

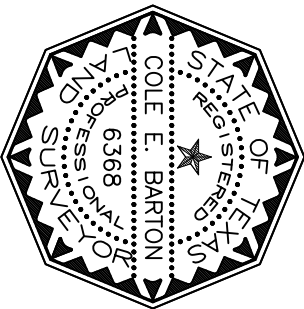
I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 05/06/25. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

- 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.



SCALE: 1" = 200 FEET

[Signature]
COLE E. BARTON
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6368



Completion Date: 05/22/25		File Name: 23.12AC
Scale: 1"=200'	Surveyed by: LB/CB	
Drawn by: DJ	Checked by: CB	