

457.25 ACRES
SHARON TREE
TRAYLOR ET AL
VOL. 520, PG. 256
O.R.J.C.,TX.

(N 53°35'16" E 707.42')
N 53°33'35" E 707.15'

CENTER OF DITCH

**JUAN
FERNANDEZ
A-21**

**11.00
ACRE TRACT**

7.89 ACRES
ANTONIO T &
MARY VEGA
VOL. 228, PG. 615
O.R.J.C.,TX.

(N 36°24'44" W 648.80')
N 36°22'12" W 649.15'

8.00 ACRES
KYLE KIRBY
VOL. 496, PG. 535
O.R.J.C.,TX.

S 36°23'01" E 706.55'
(S 36°24'44" E 705.87')

S 58°11'59" W 709.57'
(S 58°12'00" W 709.72')
US HIGHWAY 59 SOUTH

POINT OF BEGINNING
Y = 13,533,948.97
X = 2,698,237.51

LEGEND

- x — FENCE
- OH — OVERHEAD UTILITIES
- FO — FIBER OPTIC
- PP ○ POWER POLE
- TPED □ TELEPHONE PEDESTAL
- FOUND 1/2" IRON ROD
UNLESS OTHERWISE NOTED

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" = 200 FEET

I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 05/05/23. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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



**BARTON
& ASSOCIATES**
LAND SURVEYING

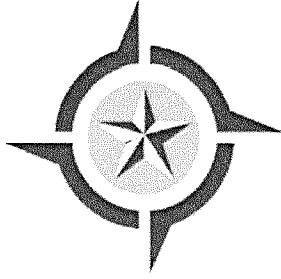
6113 SARATOGA BLVD, SUITE F, #335 - (361) 208-4204
TEXAS LICENSED SURVEYING FIRM 10194009
THE INTERSECTION OF QUALITY AND EFFICIENCY

11.00 ACRE TRACT

BEING OUT OF THE JUAN FERNANDEZ SURVEY, ABSTRACT 21, JACKSON COUNTY, TEXAS, ALSO BEING THAT SAME LAND CONVEYED BY RICHARD E. BAFICO TO TK DOYLE INVESTMENTS LLC., IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED NOVEMBER 19, 2021 AND RECORDED IN VOLUME 649, PAGE 720 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, TEXAS.

Completion Date: 05/09/23	File Name: 11.00AC
Scale: 1"=200'	Surveyed by: CB/LB
Drawn by: DJ	Checked by: AF/CB

JOB #: 2305005



BARTON
& ASSOCIATES
LAND SURVEYING

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

11.00 ACRE TRACT

Field Notes Description

Being out of the Juan Fernandez Survey, Abstract 21, Jackson County, Texas, also being that same land conveyed by Richard E. Bafico to TK Doyle Investments LLC., in General Warranty Deed with Vendor's Lien dated November 19, 2021 and recorded in Volume 649, Page 720 of the Official Records of Jackson County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING: at a 1/2" iron rod, (Y = 13,533,948.97, X = 2,698,237.51), found at the south corner of an 8.00 acre tract conveyed to Kyle Kirby in Volume 496, Page 535 of the Official Records of Jackson County, Texas, and in the northwest right of way line of U.S. Highway 59 South, for the east corner of this herein described tract;

THENCE: S 58°11'59" W - 709.57 feet along the northwest right of way line of said U.S. Highway 59 South and the southeast line of this herein described tract to a 1/2" iron rod found at the east corner of a 7.89 acre tract conveyed to Antonio T. and Mary Vega in Volume 228, Page 615 of the Official Records of Jackson County, Texas, for the south corner of this herein described tract;


THENCE: N 36°22'12" W - 649.15 feet along the northeast line of said 7.89 acre tract and the southwest line of this herein described tract to a 1/2" iron rod found at the north corner of said 7.89 acre tract and in the southeast line of a 457.25 acre tract conveyed to Sharon Tree Traylor et al in Volume 520, Page 256 of the Official Records of Jackson County, Texas, for the west corner of this herein described tract;

THENCE: N 53°33'35" E - 707.15 feet along the southeast line of said 457.25 acre tract and the northwest line of this herein described tract to a 1/2" iron rod found at the west corner of said 8.00 acre tract, for the north corner of this herein described tract;

THENCE: S 36°23'01" E - 706.55 feet along the southwest line of said 8.00 acre tract and the northeast line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds an 11.00 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "11.00 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 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 9, 2023
Job No. 2305005
DJ


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

