



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

0.15 ACRE TRACT

Field Notes Description

Being all of Lot 1, Block 57, Town of Sublime, Lavaca County, also being that same tract of land conveyed to Linda Haase Mikulenka in Quitclaim Deed dated August 16, 2023 and recorded in Volume 984, Page 13 of the Official Records of Lavaca County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING: at a 1/2" iron rod, (Y = 13,727,871.93, X = 2,669,342.26), found in the north line of a 20 foot alley, being the southwest corner of a 0.149 acre tract conveyed to Leah Anita Heptner in Volume 400, Page 907 of the Deed Records of Lavaca County, Texas, for the southeast corner of this herein described tract;

THENCE: S 70°12'55" W – 50.00 feet along the north line of said 20 foot alley and the south line of this herein described tract, to a 5/8" iron rod with cap stamped "RPLS 6383" set at the intersection of the north line of said 20 foot alley and the east right of way line of Russell Street, for the southwest corner of this herein described tract;

THENCE: N 19°57'40" W – 130.00 feet along the east right of way line of said Russell Street and the west line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6383" set at the intersection of the east right of way line of said Russell Street and the south right of way line of Front Street, for the northwest corner of this herein described tract;

THENCE: N 70°12'55" E – 50.00 feet along the south right of way line of said Front Street and the north line of this herein described tract to a 1/2" iron rod found in the south right of way line of said Front Street, being the northwest corner of said 0.149 acre tract, for the northeast corner of this herein described tract;

THENCE: S 19°57'40" E – 130.00 feet along the west line of said 0.149 acre tract and the east line of this herein described tract to the *POINT OF BEGINNING*, containing within these metes and bounds a 0.15 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "*0.15 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.

September 24, 2024
Job No. 2409002
CB


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



FRONT STREET

SET 5/8" IRON ROD WITH CAP

(50.00')
N 70°12'55" E 50.00' N 70°16'50" E 50.00'

RUSSELL STREET

(130.00')
N 19°57'40" W 130.00'

0.15 ACRE TRACT

0.149 ACRE TRACT
LEAH ANITA HEPTNER
VOL. 400, PG. 907
D.R.L.C., TX.

S 19°57'40" E 130.00'
(130.00')

SET 5/8" IRON ROD WITH CAP

S 70°12'55" W 50.00'
(50.00')

20' ALLEY

N 70°12'55" E 50.11'

POINT OF BEGINNING
FOUND 1/2" IRON ROD
Y = 13,727,871.93
X = 2,669,342.26

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" = 20 FEET

I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 09/03/24. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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



LEGEND

- X — FENCE
- OH — OVERHEAD UTILITIES
- PP — POWER POLE
- FOUND 1/2" IRON ROD



BARTON & ASSOCIATES
LAND SURVEYING

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0.15 ACRE TRACT

BEING ALL OF LOT 1, BLOCK 57, TOWN OF SUBLIME, LAVACA COUNTY, TEXAS, ALSO BEING THAT SAME TRACT OF LAND CONVEYED TO LINDA HAASE MIKULENKA IN QUITCLAIM DEED DATED AUGUST 16, 2023 AND RECORDED IN VOLUME 984, PAGE 13 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS.

Completion Date: 09/24/24	File Name: BOUNDARY
Scale: 1"=20'	Surveyed by: TJ/TJ
Drawn by: CB	Checked by: DJ

JOB #: 2409002