

218.931 ACRES
FRANK J TILICEK III
TRUSTEE
1632/148
O.R.F.C.,TX.

FOUND 3/8"
IRON ROD

(N 90°00'00" E 763.89')

N 88°18'12" E 761.95'

W.
EVANS
A-174

UNION PACIFIC
RAILROAD

24.84
ACRE TRACT

S 02°48'01" E 1038.08'
(S 00°00'00" E 1041.67')

(N 27°27'00" E 1166.67')
N 25°36'12" E 1172.96'

STORAGE
BUILDING
SHED
CONC.

WATER
WELL

PP

OH

PP

OH

PP

OH

PP

OH

PP

OH

(S 90°00'00" W)

S 88°06'41" W

1319.92' (1319.44')

CHARCOAL COMPANY LANE

POINT OF BEGINNING
FOUND 1/2" IRON ROD
Y = 13,839,847.80
X = 2,572,817.25

LINE	BEARING	DISTANCE
L1	N 26°03'24" E	121.61'

LEGEND

—X— FENCE
—OH— OVERHEAD
UTILITIES
PP POWER POLE
● FOUND IRON PIPE
UNLESS NOTED

TITLE COMMITMENT

GF NO.: ATA-26-1701262600392A
V. 202, P. 217 D.R. - DOES NOT AFFECT
V. 221, P. 127, D.R. - BLANKET
V. 239, P. 514, D.R. - DOES NOT AFFECT

NOTES:

- 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.

100 0 100 200 300 400 500 600

SCALE: 1" = 200 FEET

I HEREBY STATE THAT THIS PLAT SHOWS THE
SUBJECT LOCATION AS SURVEYED ON THE GROUND
08/03/26. 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

3583 COUNTY ROAD 400, YOAKUM, TX 77995 | (361) 208-4284
TEXAS LICENSED SURVEYING FIRM 10194009
THE INTERSECTION OF QUALITY AND EFFICIENCY

24.84 ACRE TRACT

SURVEY OF 24.84 ACRES OF LAND OUT OF THE W. EVANS 1/3 LEAGUE,
ABSTRACT 174, IN FAYETTE COUNTY, TEXAS, BEING THAT SAME TRACT
CALLED TO BE 25 ACRES AND CONVEYED BY MATT AND VALERIE LYNN
TARGAC TO CHARCOAL LANE INVESTMENTS, LLC., IN GENERAL WARRANTY
DEED DATED JULY 10, 2018 AND RECORDED IN VOLUME 1865, PAGE 129
OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS.

Completion Date: 09/10/26	File Name: 24.84AC
Scale: 1"=200'	Surveyed by: TJ
Drawn by: DJ	Checked by: CB

JOB #: 2608001