

NOTES:

USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING ANY EXCAVATIONS ON THIS PROPERTY.

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1927, SOUTH CENTRAL ZONE.

A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

● = FOUND 1/2" IRON ROD, EXCEPT AS OTHERWISE SHOWN.

REMAINDER OF 14.9 ACRE TRACT
PATRICK WASHINGTON, ET AL
DOC. NO. 76440, O.R.

COLETO CREEK

N 89°59'00" E
239.33'

CONCRETE
MONUMENT

REMAINDER 14.90 ACRE TRACT
(ANDREW PRINCE TRACT)
VOL. 289, PG. 351, D.R.

14.89 ACRES

CALLED 14.9 ACRE TRACT (FOURTH TRACT)
DOLLIE WASHINGTON
TO
PATRICK WASHINGTON, ET AL
DOC. NO. 76440, O.R.

14.89 ACRE TRACT
BEING PART OF
A CALLED 14.9 ACRE TRACT
DOCUMENT NO. 76440, OFFICIAL RECORDS
MICHAEL FOX SURVEY, ABSTRACT 122
GOLIAD COUNTY, TEXAS
SCALE 1" = 250'

N 00°45'30" W 3052.90'

S 00°14'40" W 3049.79'

220.19 ACRE TRACT
GARLAND PREISS - VOL. 238, PG. 479, D.R.

2.98 ACRE TRACT
RALEIGH PRINCE
VOL. 351, PG. 174, O.R.

WOOD
BLIND

REMAINDER 14.90 ACRE TRACT
(ANDREW PRINCE TRACT)
VOL. 289, PG. 351, D.R.

OVERHEAD
ELECTRIC LINE
H FRAME
POWER
POLE

FOUND 5/8"
IRON ROD

BEGINNING
POINT

S 89°05'39" W
185.93'

100.00 ACRE TRACT
PHIL R. SCHMIDT, ET AL - VOL. 388, PG. 317, D.R.



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I, Nathan J. Eby, Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey made under my direction, to the best of my knowledge and ability, this the 26th day of August, 2024.

Registered Professional Land Surveyor
Registration No. 6198