

**BARTON
& ASSOCIATES**
LAND SURVEYING

2321 TROPICAL WIND DRIVE, CORPUS CHRISTI, TX 78414 | (361) 293-1117
TEXAS LICENSED SURVEYING FIRM 10194009
THE INTERSECTION OF QUALITY AND EFFICIENCY

2.93 ACRE TRACT

Field Notes Description

Being a 2.93 acre tract out of a 5.00 acre tract conveyed from Franklin Filip and Henrietta Filip to Ronnie and Nova Layton by General Warranty Deed dated February 27, 2009 and recorded in Volume 478, Page 552 of the Official records of Lavaca County, Texas, also comprised of a portion of the Samuel G. Hanks League, Abstract 220;

Being more fully described by metes and bounds as follows:

BEGINNING: at a 5/8 inch iron rod with cap stamped "RPLS 6368" set in the north line of a 68.221 acre tract conveyed to Henrietta Ling Rehak by deed recorded in Volume 614, Page 340 of the Official Records of Lavaca County, Texas, the south line of said 5.00 acre tract, and at the southeast corner of a 2.07 acre tract (dually surveyed), for the southwest corner of this herein described tract, whence a 1/2" iron rod found at the southwest corner of said 5.00 acre tract bears
N 72°57'07" W -146.19 feet

THENCE: **N 12°39'04" E -539.74 feet** across said 5.00 acre tract, the east line of said 2.07 acre tract, and the west line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set in the south right of way line of F.M. Highway 532, in the north line of said 5.00 acre tract, and at the northeast corner of said 2.07 acre tract, for the northwest corner of this herein described tract;

THENCE: **S 81°44'51" E -129.11 feet** along the south right of way line of said F.M. Highway 532, the north line of said 5.00 acre tract, and the north line of this herein described tract to a point, for an angle corner of this herein described tract;

THENCE: **S 83°24'34" E -97.47 feet** continuing along the south right of way line of said F.M. Highway 532, the north line of said 5.00 acre tract, and the north line of this herein described tract to a fence corner post found at a northwest corner of said 68.221 acre tract and the northeast corner of said 5.00 acre tract, for the northeast corner of this herein described tract;

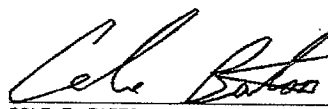
THENCE: **S 12°06'42" W -577.73 feet** along a west line of said 68.221 acre tract, the east line of said 5.00 acre tract, and the east line of this herein described tract to a point at an interior corner of said 68.221 acre tract and the southeast corner of said 5.00 acre tract, for the southeast corner of this herein described tract, whence a 1/2" iron rod with cap found bears **N 44° 16' 04" E - 0.34 feet**;

THENCE: **N 72°57'07" W -231.78 feet** along the north line of said 68.221 acre tract, the south line of said 5.00 acre tract, and the south line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 2.93 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "2.93 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.

November 30, 2017

Job No. 1711028
AF


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

