

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

36.77 ACRE TRACT

Field Notes Description

A 36.77 acres of land out of the JAS. Underwood Survey, Abstract No. 478, Lavaca County, Texas, being the same land described in Deed dated June 20, 1994, from Green Oaks Estate Development Company to Robert G. Powell, and recorded in Volume 46, Page 195, Official Records of Lavaca County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING: at a 3/8" iron rod found in the north line of Lot 53 of the Green Oak Estates Development, recorded in Volume 1, Page 19 of the Plat Records of Lavaca County, Texas, being the southwest corner of Lot 18 of said Green Oak Estates Development, same being the southeast corner of this herein described tract;

THENCE: S 68°22'45" W – 800.00 feet along the north line of said Lot 53 and the south line of this herein described tract, to a point, from which a 3/8" iron rod found bears N 68°22'45" E – 0.53 feet, being in the east line of Lot 12 of said Green Oak Estates Development, being the northwest corner of said Lot 53, same being the southwest corner of this herein described tract;

THENCE: N 20°52'15" W - along the east line of said Lot 12 and the west line of this herein described tract, at 647.26 feet pass a 3/8" iron rod found for the northeast corner of said Lot 12 and the southeast corner of Lot 16 of said Green Oak Estates Development, at 1946.04 feet pass a 5/8" iron rod with cap set in the east line of said Lot 16 and the west line of this herein described tract, **in all a distance of 2004.62 feet**, to a point, in the centerline of County Road 158, being the northeast corner of said Lot 16, same being the northwest corner of this herein described tract;

THENCE: N 68°41'45" E – 799.95 feet along the centerline of said County Road 158 and the north line of this herein described tract, to a point, being the northwest corner of said Lot 18, same being the northeast corner of this herein described tract;

THENCE: S 20°52'15" E - along the west line of said Lot 18 and the east line of this herein described tract, at 54.86 feet pass a 3/8" iron rod with cap found in the west line of said Lot 18 and the east line of this herein described tract, **in all a distance of 2000.20 feet**, to the **POINT OF BEGINNING**, containing within these metes and bounds a 36.77 acre tract, more or less.

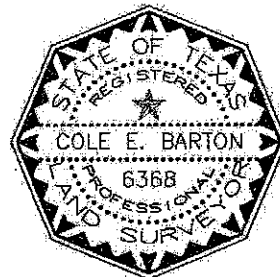
NOTE: A Survey Plat representing a graphic image of this description styled as "36.77 ACRE TRACT," accompanies this document. There are no visible and apparent uses other than as shown hereon. This Field Notes Description constitutes a legal document, and, unless it appears in its entirety, in its original 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.

October 18, 2017

Job No. 1710007

CB

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



COUNTY ROAD 158

N 68°41'45" E 799.95'

SET 5/8" IRON
ROD WITH CAP
AT 1946.04'

FOUND 3/8" IRON
ROD WITH CAP
AT 54.86'

10' UTILITY
EASEMENT

LOT 16

36.77 ACRE TRACT
LOT 17

N 20°52'15" W 2004.62'

S 20°52'15" E 2000.20'

LOT 18

FOUND 3/8" IRON ROD
AT 647.26'

10' UTILITY
EASEMENT

LOT 12

FOUND 3/8" IRON ROD BEARS
N 68°22'45" E - 0.53'

POINT OF BEGINNING
FOUND 3/8" IRON ROD

S 68°22'45" W 800.00'

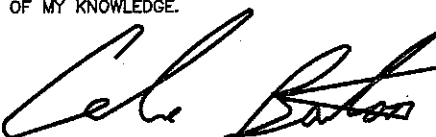
LOT 53

LOT 52

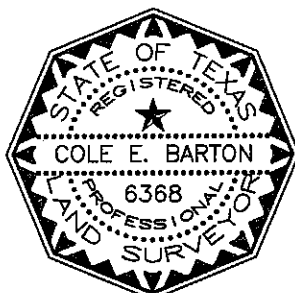
100 0 100 200 300 400 500 600

SCALE: 1" = 200 FEET

I HEREBY STATE THAT THIS PLAT SHOWS THE
SUBJECT LOCATION AS SURVEYED ON THE GROUND
10/11/17. THERE ARE NO VISIBLE AND
APPARENT USES OTHER THAN AS SHOWN HEREON.
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

2321 TROPICAL WIND DRIVE, CORPUS CHRISTI, TX 78414-1111 (361) 208-4204
TEXAS LICENSED SURVEYING FROM 161040098
THE MEASUREMENT OF REALTY AND PROPERTIES

36.77 ACRE TRACT

A 36.77 ACRES OF LAND OUT OF THE JAS. UNDERWOOD SURVEY,
ABSTRACT NO. 478, LAVACA COUNTY, TEXAS, BEING THE SAME LAND
DESCRIBED IN DEED DATED JUNE 20, 1994, FROM GREEN OAKS ESTATE
DEVELOPMENT COMPANY TO ROBERT G. POWELL, AND RECORDED IN
VOLUME 46, PAGE 195, OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS.

Completion Date: 10/18/17 File Name: BOUNDARY.DWG

Scale: 1"=200'

Surveyed by: ST/LB

Drawn by: CB

Checked by: AF

JOB #: 1710007