



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

0.30 ACRE TRACT

Field Notes Description

A 0.30 Acre Tract, more or less, being the same tract recorded in Volume 175, Page 604 of the Deed Records of Lavaca County, Texas, also being described as the north 1/2 of Lots 1-3 and the north 1/2 of the east 1/2 of Lot 4, Block 22 of the Townsite of Moulton, Lavaca County, Texas;

Being more fully described by metes and bounds as follows:

BEGINNING: at a 1" iron pipe found at the intersection of the south right of way line of Elm Street and the west right of way line of South Hackberry Street, and at the northeast corner of said Lot 1, Block 22, for the northeast corner of this herein described tract;

THENCE: S 07°00'00" E -75.00 feet along the west right of way line of said South Hackberry Street and the east line of this herein described tract to a point at the northeast corner of a second called 0.30 acre tract of land described in Volume 613, Page 106, Official Records of Lavaca County, Texas, for the southeast corner of this herein described tract, whence a 1/2" iron pipe found bears S 03° 53' 14" E, 1.21 feet;

THENCE: S 83°00'00" W -175.00 feet along the north line of said second 0.30 acre tract and south line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set in the east line of a called 0.221 acre tract recorded in Volume 651, Page 323 of the Official Records of Lavaca County, Texas, for the southwest corner of this herein described tract;

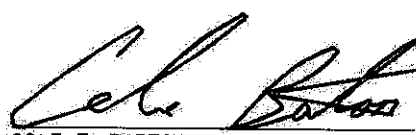
THENCE: N 07°00'00" W -75.00 feet along the east line of said 0.221 acre tract, and the west line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set in the south line of Elm Street and at the northeast corner of a called 0.2095 acre tract recorded in Volume 251, Page 230 of the Official Records of Lavaca County Texas, for the northwest corner of this herein described tract;

THENCE: N 83°00'00" E -175.00 feet along the south right of way line of said Elm Street and the north line of this herein described tract to the **POINT OF BEGINNING** containing within these metes and bounds a 0.30 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "0.30 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 30, 2016

Job No. 1609011


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

