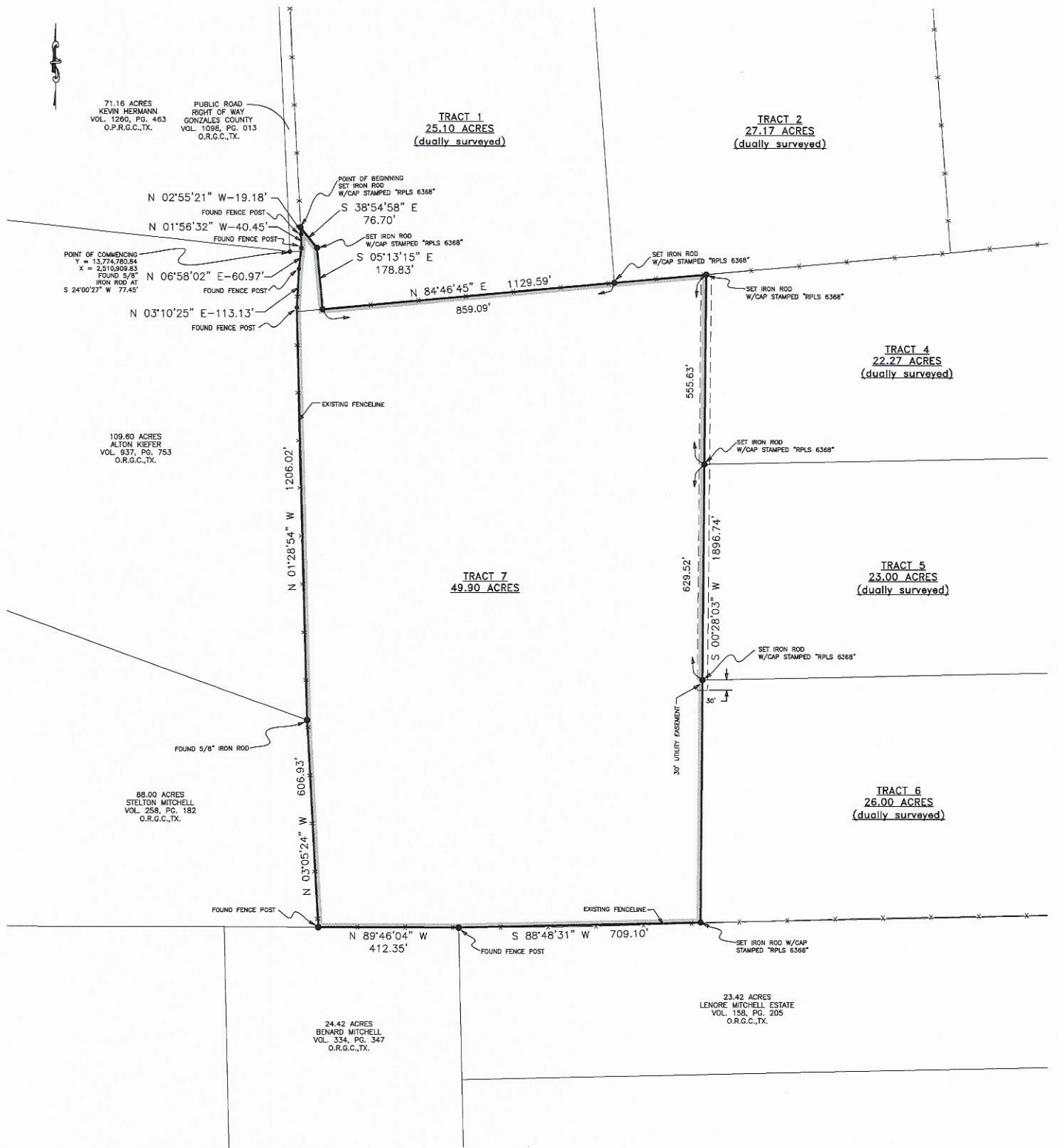




100 0 100 200 300 400 500 600
SCALE: 1" = 200 FEET



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
2. (BEARING DISTANCE) INDICATES RECORD BEARING AND DISTANCE.

I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 02/05/19. 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



49.90 ACRE TRACT
BEING OUT OF A 198.83 ACRE TRACT, BEING THAT SAME LAND CONVEYED BY THE H.A. FURRHO ESTATE TO ANNABELLE FURRHO, TRUSTEE OF THE H.A. FURRHO BYPASS TRUST, AND OCCURRED IN WARRANTY DEED DATED JUNE 12, 1972 AND RECORDED IN VOLUME 390, PAGE 335 OF THE DEED RECORDS OF GONZALES COUNTY, TEXAS, OUT OF BEING LOCATED IN GONZALES COUNTY, TEXAS.

Completion Date: 5-8-19 File Name: TRACT6
Scale: 1"=200' Surveyed by: CB/LB
Drawn by: KS Checked by: AF/CB



BARTON & ASSOCIATES LAND SURVEYING

2321 TROPICAL WIND DRIVE, CORPUS CHRISTI, TX 78414 | (361) 208-4284
TEXAS LICENSED SURVEYING FIRM 10194009
THE INTERSECTION OF QUALITY AND EFFICIENCY

49.90 ACRE TRACT

Field Notes Description

49.90 acres out of the M.A. Williams Survey, Abstract 82, being out of a 196.83 acre tract conveyed by the H.A. Furrh Estate to Annabelle Furrh, Trustee of the H.A. Furrh Bypass Trust, and described in Warranty Deed dated June 12, 1972 and recorded in Volume 383, Page 335 of the Deed Records of Gonzales County, Texas.

Being more fully described by metes and bounds as follows:

- COMMENCING:** at a 5/8" iron rod, (Y = 13,774,780.84, X = 2,510,909.83), found on the west right of way line of a public road conveyed to Gonzales County in Volume 1098, Page 013 of the Official Records of Gonzales County, Texas, on the north line of a 109.60 acre tract conveyed to Alton Kiefer in Volume 937, Page 753 of the Official Records of Gonzales County, Texas, at the southeast corner of a 71.16 acre tract conveyed to Kevin Hermann in Volume 1260, Page 463 of the Official Public Records of Gonzales County, Texas;
- THENCE:** N 24°00'27" E -77.45 feet to the **POINT OF BEGINNING**, a 5/8" iron rod with cap stamped "RPLS 6368" set on the east right of way line of said public road, at an exterior corner on the west line of a 25.10 acre tract, dually surveyed, for the northwest corner of this herein described tract;
- THENCE:** S 38°54'58" E -76.70 feet along a west interior line of said 25.10 acre tract and an east line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at a southwest interior corner of said 25.10 acre tract, for the northwester corner of this herein described tract;
- THENCE:** S 05°13'15" E -178.83 feet along a west interior line of said 25.10 acre tract and an east line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at the southwest corner of said 25.10 acre tract, for an interior corner of this herein described tract;
- THENCE:** N 84°46'45" E - along the south line of said 25.10 acre tract and the north line of this herein described tract, at 859.09 feet pass a 5/8" iron rod with cap stamped "RPLS 6368" set, in all a total distance of 1,129.59 feet to a 5/8" iron rod with cap stamped "RPLS 6368" set, at the northwest corner of a 22.27 acre tract, dually surveyed, on the south line of a 27.17 acre tract, dually surveyed, for the northeast corner of this herein described tract;
- THENCE:** S 00°28'03" W - along the west line of said 22.27 acre tract and the east line of this herein described tract, at 555.63 feet pass a 5/8" iron rod with cap stamped "RPLS 6368" set at the southwest corner of said 22.27 acre tract and the northwest corner of a 23.00 acre tract, dually surveyed, at 1,184.85 feet pass a 5/8" iron rod with cap stamped "RPLS 6368" set at the southwest corner of said 23.00 acre tract and the northwest corner of a 26.00 acre tract, dually surveyed, in all a total distance of 1,896.74 feet to a 5/8" iron rod with cap stamped "RPLS 6368" set at the southwest corner of said 26.00 acre tract, on the north line of a 23.42 acre tract conveyed to Lenore Mitchell Estate in Volume 158, Page 205 of the Official Records of Gonzales County, Texas, for the southeast corner of this herein described tract;
- THENCE:** S 88°48'31" W -709.10 feet along the north line of said 23.42 acre tract and the south line of this herein described tract to a fence post found at the northwest corner of said 23.42 acre tract and at the northeast corner of a 24.42 acre tract conveyed to Benard Mitchell in Volume 334, Page 347 of the Official Records of Gonzales County, Texas, for an angle corner in the south line of this herein described tract;
- THENCE:** N 89°46'04" W -412.35 feet along the north line of said 24.42 acre tract and the south line of this herein described tract to a fence post found at the southeast corner of an 88.00 acre tract conveyed to Stelton Mitchell in Volume 258, Page 182 of the Official Records of Gonzales County, Texas, for the southwest corner of this herein described tract;

THENCE: N 03°05'24" W -606.93 feet along the east line of said 88.00 acre tract and the west line of this herein described tract to a 5/8" iron rod found at the northeast corner of said 88.00 acre tract and at the southeast corner of said 109.60 acre tract, for an angle corner in the west line of this herein described tract;

THENCE: along the east line of said 109.60 acre tract and continuing along the west line of this herein described tract the following course:

N 01°28'54" W -1,206.02 feet to a fence post found for an angle corner of this herein described tract;

N 03°10'25" E -113.13 feet to a fence post found for angle corner of this herein described tract;

N 06°58'02" E -60.97 feet to a fence post found in the east right of way line of said public road, for an angle corner of this herein described tract;

THENCE: N 01°56'32" W -40.45 feet along the east right of way line of said public road and continuing along the west line of this herein described tract, to a fence post found in the east right of way line of said public road, for an angle corner in the west line of this herein described tract;

THENCE: N 02°55'21" W -19.18 feet along the east right of way line of said public road and continuing along the west line of this herein described to the **POINT OF BEGINNING**, containing within these metes and bounds a 49.90 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "49.90 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.

April 10, 2019
Job No. 1902001
KS


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

