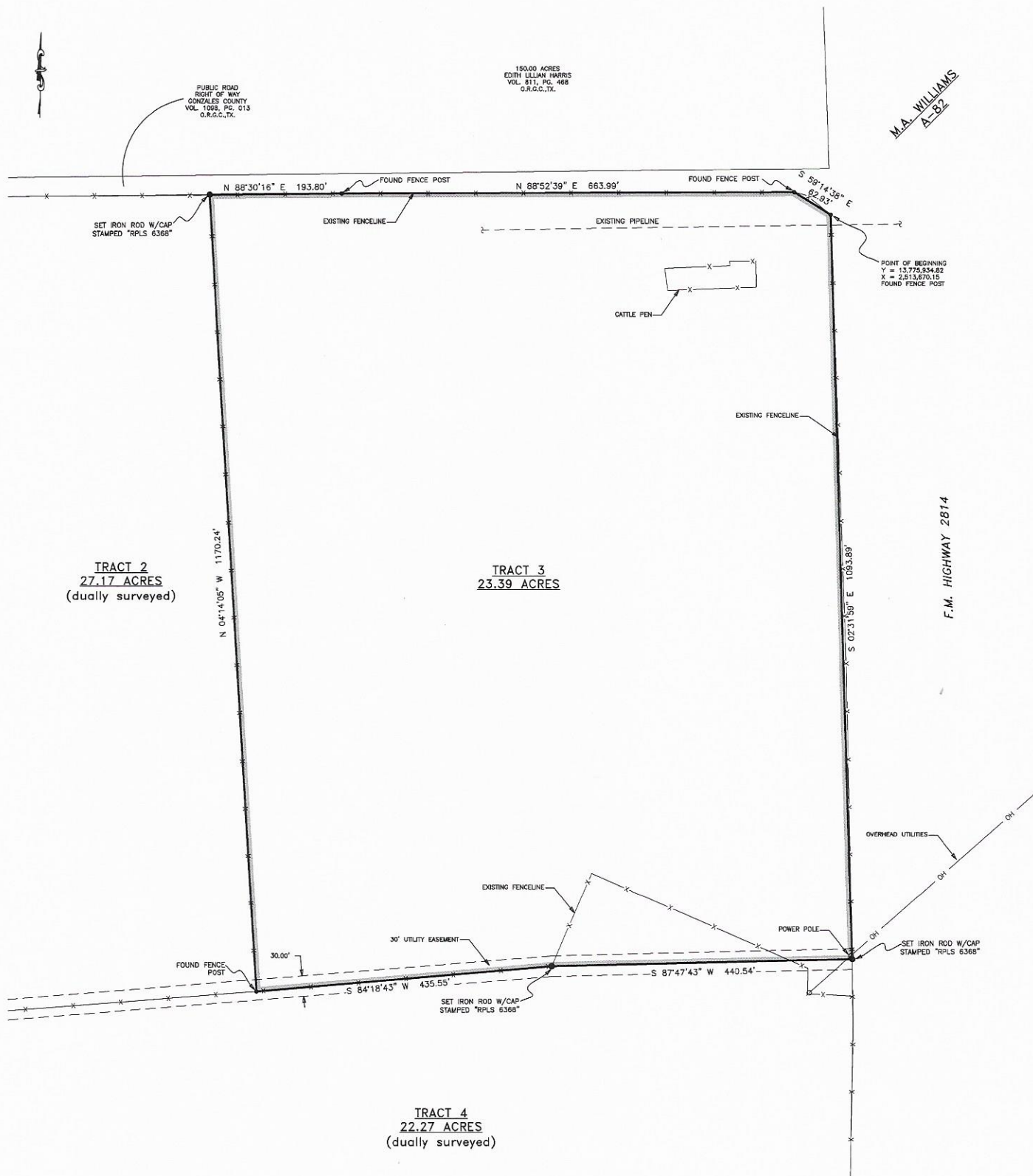




NOTES:

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



SCALE: 1" = 100 FEET



23.39 ACRE TRACT

BEING OUT OF A 194.83 ACRE TRACT, BEING THAT SAME LAND CONVEYED BY THE M.A. FURMAN ESTATE TO ANNABELLE FURMAN, TRUSTEE OF THE M.A. FURMAN TRUST AND DESCRIBED IN WARRANTY DEED DATED JUNE 12, 1972 AND RECORDED IN VOLUME 383, PAGE 330 OF THE DEED RECORDS OF CONZALES COUNTY, TEXAS, OUT OF THE M.A. WILLIAMS SURVEY, ABSTRACT 82, BEING LOCATED IN CONZALES COUNTY, TEXAS.

Completion Date: 5-8-19 File Name: TRACT3
Scale: 1"=100' 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

23.39 ACRE TRACT

Field Notes Description

23.39 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:

- BEGINNING:** at a fence post, (Y = 13,775,934.82, X = 2,513,670.15), found at the intersection of the south 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, and the west right of way line of F.M. Highway 2814, for the northeast corner of this herein described tract;
- THENCE:** S 02°31'59" E -1093.89 feet along the west right of way line of F.M. Highway 2814 and the east line of this herein described tract to a fence post found for an angle corner of this herein described tract;
- THENCE:** S 87°47'43" W -440.54 feet along the north line of said 22.27 acre tract and the south line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at the north exterior corner of said 22.27 acre tract, for an interior corner on the south line of this herein described tract;
- THENCE:** S 84°18'43" W -435.55 feet along the north line of said 22.27 acre tract and the south line of this herein described tract to a fence post found on the north line of said 22.27 acre tract, at the southeast corner of a 27.17 acre tract, dually surveyed, for the southwest corner of this herein described tract;
- THENCE:** N 04°14'05" W -1,170.24 feet along the east line of said 27.17 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 said public road, at the northeast corner of said 27.17 acre tract, for the northwest corner of this herein described tract;
- THENCE:** along the south right of way line of said public road and continuing along the north line of this herein described tract the following course:
- N 88°30'16" E -193.80 feet to a fence post found for an angle corner in the north line of this herein described tract;
- N 88°52'39" E -663.99 feet to a fence post found for the northeast of this herein described tract;
- S 59°14'38" E -62.93 feet to the **POINT OF BEGINNING**, containing within these metes and bounds a 23.39 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "23.39 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 5, 2019
Job No. 1902001
KS