



**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

## 4.39 ACRE TRACT

### Field Notes Description

Being the same 4.392 acre tract conveyed from Joe Ellis Pettit to JoNell Foley by Affidavit of Facts Concerning Identity of Heirs dated March 2, 2016 and recorded in Volume 713, Page 699 of the Official Records of Lavaca County, Texas, also comprised of a portion of the Aaron Brown Survey, Abstract 305:

Being more fully described by metes and bounds as follows:

**BEGINNING:** at a point in the right of way of County Road 122 and at the northeast corner of a second 4.392 acre tract conveyed to Alfred Glover by deed recorded in Volume 644, Page 512 of the Official Records of Lavaca County, Texas, for the northwest corner of this herein described tract;

**THENCE:** N 68°22'52" E -176.08 feet along County Road 122 and the north line of this herein described tract to a point at the northwest corner of a third 4.392 acre tract conveyed to Cora Charline Garrod by deed recorded in Volume 750, Page 174 of the Official Records of Lavaca County, Texas, for the northeast corner of this herein described tract;

**THENCE:** S 21°42'00" E -along the west line of said third 4.392 acre tract and the east line of this herein described tract at 20.09 feet pass a 5/8" iron rod with cap found for a line marker, **in all a distance of 1086.38 feet** to a 5/8" iron rod with cap found in the north line of a 619.27 acre tract conveyed W.E. Phillips, Jr. by Gift Deed recorded in Volume 742, Page 86 of the Official Records of Lavaca County, Texas and at the southwest corner of said third 4.392 acre tract, for the southeast corner of this herein described tract,


**THENCE:** S 68°17'38" W -176.08 along the north line of said 619.27 acre tract and the south line of this herein described tract to a 5/8" iron rod with cap found at the southeast corner of said second 4.39 acre tract, for the southwest corner of this herein described tract;

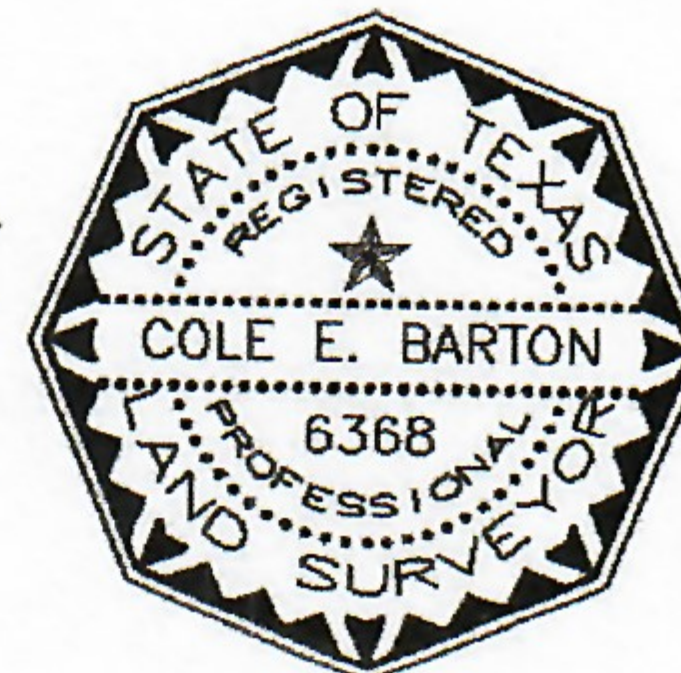
**THENCE:** N 21°42'00" W -along the east line of said second 4.39 acre tract and the west line of this herein described tract, at 1063.60 feet pass a 5/8" iron rod with cap found for a line marker, **in all a distance of 1086.64 feet** to the **POINT OF BEGINNING**, containing within these metes and bounds a 4.39 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "4.39 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 7, 2017

Job No. 1703030

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





POINT OF BEGINNING  
N 68°22'52" E 176.08' COUNTY ROAD 122  
FOUND 5/8" IRON ROD WITH CAP AT 1063.60'  
FOUND 5/8" IRON ROD WITH CAP AT 20.09'

AARON BROWN  
SURVEY  
A-305

4.392 ACRES  
ALFRED GLOVER  
VOL. 644, PG. 512  
O.R.L.C.,TX.

4.39 ACRES

4.392 ACRES  
CORA CHARLINE GARROD  
VOL. 750, PG. 174  
O.R.L.C.,TX.

N 21°42'00" W 1086.64'

S 21°42'00" E 1086.38'



I HEREBY STATE THAT THIS PLAT SHOWS THE  
SUBJECT LOCATION AS SURVEYED ON THE GROUND  
08/21/17. THIS PLAT IS TRUE AND CORRECT TO  
THE BEST OF MY KNOWLEDGE.

COLE E. BARTON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6368

FOUND 5/8" IRON ROD WITH CAP

S 68°17'38" W 176.08'  
619.27 ACRES  
W.E. PHILLIPS JR.  
GIFT DEED  
VOL. 742, PG. 86  
O.R.L.C.,TX.

FOUND 5/8" IRON ROD WITH CAP



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TEXAS LICENSED SURVEYING FIRM 50594009  
THE INTERSECTION OF QUALITY AND EFFICIENCY

**4.39 ACRE TRACT**

BEING THE SAME 4.392 ACRE TRACT CONVEYED FROM JOE ELLIS PETTIT TO JONELL FOLEY BY AFFIDAVIT OF FACTS CONCERNING IDENTITY OF HEIRS DATED MARCH 2, 2016 AND RECORDED IN VOLUME 713, PAGE 699 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS, ALSO COMPRISED OF A PORTION OF THE AARON BROWN SURVEY, ABSTRACT 305:

Completion Date: 04/07/17	File Name: BOUNDARY.DWG
Scale: 1"=100'	Surveyed by: ST/LB
Drawn by: AF	Checked by: CB

50 0 50 100 150 200 250 300  
SCALE: 1" = 100 FEET

JOB #: 1703030