

M.
CALDWELL
A-5

POINT OF BEGINNING
FOUND 1/2" IRON ROD
Y = 13,687,887.90
X = 2,609,032.02

COUNTY ROAD 390A

1.00 ACRES
THERESA RAINOSEK
ESTATE
VOL. 331, PG. 228
O.R.L.C., TX.

FOUND 1/2" IRON ROD
(S 90°00'00" E 689.11')
654.00'
N 88°58'50" E

41.79 ACRES
WILLIAM & SHAREE
RAINOSEK
VOL. 340, PG. 110
O.R.L.C., TX.

N 01°10'08" W 1345.35'
(N 00°02'35" E 1252.32')

56.91
ACRE TRACT

165.00 ACRES
GAIL M &
HARVEY PRASEK
VOL. 549, PG. 676
O.R.L.C., TX.

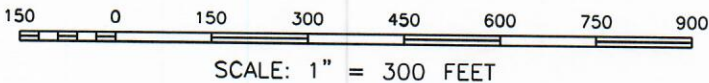
LEGEND

- X— FENCE
- OH— OVERHEAD UTILITIES
- POWER POLE
- TELEPHONE PEDESTAL

LINE	BEARING	DISTANCE
L1	S 82°36'53" W	272.38'
L2	N 66°42'36" W	309.97'
L3	N 01°01'58" W	127.13'

NOTES:

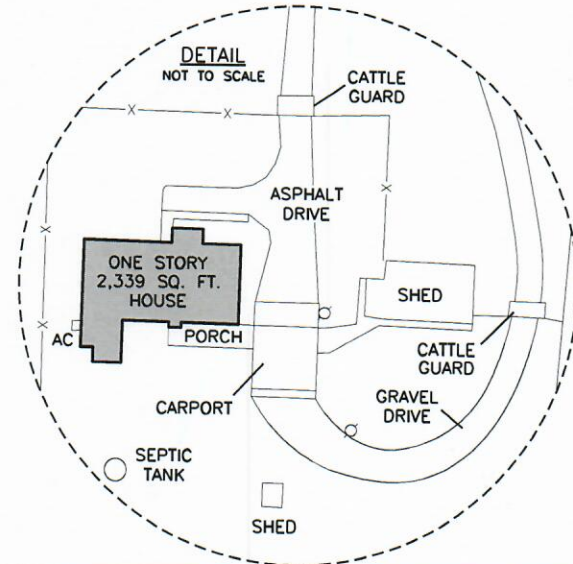
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- (BEARING DISTANCE) INDICATES RECORD BEARING AND DISTANCE.



I HEREBY STATE THAT THIS PLAT SHOWS THE
SUBJECT LOCATION AS SURVEYED ON THE GROUND
04/29/19. 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



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

56.91 ACRE TRACT

56.91 ACRES OF LAND OUT OF THE M. CALDWELL SURVEY, ABSTRACT 5,
LAVACA COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED BY THE
RAYMOND DORNAK ESTATE TO LOIS DORNAK AND DESCRIBED IN VOLUME
314, PAGE 701, DEED RECORDS OF LAVACA COUNTY, TEXAS, AND VOLUME
253, PAGE 391 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS.

Completion Date: 5-13-19	File Name: 56.91AC
Scale: 1"=300'	Surveyed by: CB/LB
Drawn by: DJ	Checked by: AF/CB

JOB #: 1904032



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Field Notes Description

56.91 acres of land out of the M. Caldwell Survey, Abstract 5, Lavaca County, Texas, being that same tract conveyed by the Raymond Dornak Estate to Lois Dornak and described in Volume 314, Page 701, Deed Records of Lavaca County, Texas, and Volume 253, Page 391 of the Official Records of Lavaca County, Texas.

Being more fully described by metes and bounds as follows:

- BEGINNING:** at a 1/2" iron rod, (Y = 13,687,887.90, X = 2,609,032.02), found at the northeast corner of a 1.00 acre tract conveyed to the Theresa Rainosek Estate in Volume 331, Page 228 of the Official Records of Lavaca County, Texas, and in the south right of way line of County Road 390A, for the easterly northwest corner of this herein described tract;
- THENCE:** S 85°57'29" E -345.34 feet along the south right of way line of said County Road 390A and the easterly north line of this herein described tract to a fence corner post found, for an angle point of this herein described tract;
- THENCE:** S 87°03'03" E -506.28 feet continuing along the south right of way line of said County Road 390A and the easterly north line of this herein described tract to a fence corner post found at the northwest corner of a 165.00 acre tract conveyed to Gail M. and Harvey Prasek in Volume 549, Page 676 of the Official Records of Lavaca County, Texas, for the northeast corner of this herein described tract;
- THENCE:** S 00°28'37" E -483.33 feet along the west line of said 165.00 acre tract and the east line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set, for an angle point of this herein described tract;
- THENCE:** S 02°20'22" E -1171.03 feet continuing along the west line of said 165.00 acre tract and the east line of this herein described tract to a fence corner post found at a northeast corner of a 142.742 acre tract conveyed to Georgia Ann Bujnoch in Volume 160, Page 175 of the Official Records of Lavaca County, Texas, for the southeast corner of this herein described tract;
- THENCE:** S 73°26'38" W -1005.08 feet along a north line of said 142.742 acre tract and the south line of this herein described tract to a fence corner post found, for an angle point of this herein described tract;
- THENCE:** S 82°36'53" W -272.38 feet continuing along a north line of said 142.742 acre tract and the south line of this herein described tract to a point, for an angle corner of this herein described tract;
- THENCE:** N 66°42'36" W -309.97 feet continuing along a north line of said 142.742 acre tract and the south line of this herein described tract to a point at the westerly southeast corner of a 41.79 acre tract conveyed to William and Sharee Rainosek in Volume 340, Page 110 of the Official Records of Lavaca County, Texas, for the southwest corner of this herein described tract;
- THENCE:** N 01°10'08" W -1345.35 feet along an east line of said 41.79 acre tract and the southerly west line of this herein described tract to an axle shaft found at an interior corner of said 41.79 acre tract, for the westerly northwest corner of this herein described tract;

THENCE: N 88°58'50" E -654.00 feet along the easterly south line of said 41.79 acre tract and the westerly north line of this herein described tract to a 1/2" iron rod found at the easterly southeast corner of said 41.79 acre tract, for an interior corner of this herein described tract;

THENCE: N 01°01'58" W -127.13 feet along an east line of said 41.79 acre tract and the northerly west line of this herein described tract to a 1/2" iron rod found at the southeast corner of a 1.00 acre tract conveyed to the Theresa Rainosek Estate in Volume 331, Page 228 of the Official Records of Lavaca County, Texas, for an angle point of this herein described tract;

THENCE: N 01°04'19" W -418.87 feet along the east line of said 1.00 acre tract and the northerly west line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 56.91 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "56.91 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.

May 13, 2019
Job No. 1904032
DJ


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

