



6113 SARATOGA BLVD. SUITE F, #335 - (361) 208-4284
TEXAS LICENSED SURVEYING FIRM 10194009
THE INTERSECTION OF QUALITY AND EFFICIENCY

50.77 ACRE TRACT

Field Notes Description

Being out of the C. Brown Survey, Abstract 82, Lavaca County, Texas, also being that same land described in Partition Deed dated November 19, 1987 and recorded in Volume 408, Page 827 of the Deed Records of Lavaca County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING: at a 1/2" iron rod, (Y = 13,635,928.91, X = 2,693,724.57), found at the northeast corner of a 29.69 acre tract conveyed to William G. Horton, II, and within the margins of County Road 18, for the southeast corner of this herein described tract;

THENCE: S 83°00'05" W -along a north line of said 29.69 acre tract and the south line of this herein described tract at 32.93 feet passing a found 5/8" iron rod found in the west margin of said County Road 18 and at 2600.93 feet passing a 1/2" iron rod found for a line marker, **in all a total distance of 2607.83 feet** to a point on the east bank of the Navidad River, for the southwest corner of this herein described tract;

THENCE: along the east bank of said Navidad River and the west line of this herein described the following course:

N 27°54'28" E -100.02 feet to a point;

THENCE: N 55°42'48" E -222.00 feet to a point;

THENCE: N 60°44'50" E -103.01 feet to a point;

THENCE: N 38°41'07" E -148.42 feet to a point;

THENCE: N 22°05'36" E -222.95 feet to a point;

THENCE: N 08°24'01" W -161.55 feet to a point;

THENCE: N 24°55'09" W -176.18 feet to a point;

THENCE: N 41°16'04" W -47.75 feet to a point at a southwest corner of a 372.00 acre tract conveyed to Fenner-Stormont Family in Volume 197, Page 159 of the Official Records of Lavaca County, Texas, for the northwest corner of this herein described tract;

THENCE: N 83°19'59" E -along the south line of said 372.00 acre tract and the north line of this herein described tract at 29.64 feet passing a 5/8" iron rod with cap stamped "RPLS 6368" set for a line marker, **in all a total distance of 2913.50 feet** a point in the margins of said County Road 18, for the northeast corner of this herein described tract, whence set 5/8" iron rod with cap stamped "RPLS 6368" bears N 83°19'59" E -35.09 feet;

THENCE: along the margins of said County Road 18 and the east line of this herein described the following course:

S 50°26'57" W -192.78 feet to a point;

THENCE: S 44°55'44" W -182.73 feet to a point;

THENCE: S 37°29'45" W -157.11 feet to a point;

THENCE: S 33°12'29" W -183.45 feet to a point;

THENCE: S 30°30'14" W -79.41 feet to a point;

THENCE: S 25°05'43" W -84.43 feet to a found 1/2" iron rod;

THENCE: S 28°22'59" W -61.46 feet to a found 1/2" iron rod;

THENCE: S 21°59'10" W -247.34 feet a found 1/2" iron rod;

THENCE: S 16°28'08" W -3.79 feet to the **POINT OF BEGINNING**, containing within these metes and bounds a 50.77 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as “50.77 ACRE TRACT & 10.36 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 5, 2022
Job No. 2204027
DJ


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

