



**& 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

61.036 ACRE TRACT – TRACT 1

Field Notes Description

61.036 acre tract – Tract 1, of a division survey of a 122.02 acre tract recorded in Volume 475, Page 825, of the Official Records of Lavaca County, also comprised of a portion of the George Miller Survey, Abstract 334, located in Lavaca County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING: at a 5/8" iron rod with cap stamped "RPLS 6368", (Y = 13,641,908.43, X = 2,644,319.05), set at the south corner of a 61.036 acre tract – Tract 2, (dually surveyed), in the southwest line of said 122.02 acre tract, and in the northeast right of way line of County Road 450, for the west corner of this herein described tract;

THENCE: N 64°51'12" E -1952.00 feet across said 122.02 acre tract, along the southeast line of said Tract 2, and along the northwest line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at the east corner of said Tract 2, in the northeast line of said 122.02 acre tract, and in the southwest line of a 1042.00 acre tract conveyed to Ronald Davidson in Volume 151, Page 350 of the Official Records of Lavaca County, Texas, for the north corner of this herein described tract;

THENCE: S 45°59'29" E -61.41 feet along the southwest line of a said 1042.00 acre tract, the northeast line of said 122.02 acre tract, and the northeast line of this herein described tract to a 1/2" iron rod found, for an angle corner of this herein described tract;

THENCE: S 46°41'53" E -971.18 feet continuing along the southwest line of a said 1042.00 acre tract, the northeast line of said 122.02 acre tract, and the northeast line of this herein described tract to a 1/2" iron rod found at the north corner of a 57.69 acre tract conveyed to Patrick Kocian in Volume 760, Page 670 of the Official Records of Lavaca, County, Texas, for the east corner of this herein described tract;

THENCE: S 52°27'43" W -along the northwest line of said 57.69 acre tract, the southeast line of said 122.02 acre tract, and the southeast line of this herein described tract at 2329.37 feet past a 1/2" iron rod found for a line marker, in all a total distance of 2393.59 feet, to a point at the west corner of said 57.69 acre tract and in the northeast right of way line of said County Road 450, for the south corner of this herein described tract;

THENCE: N 24°51'56" W -along the northeast right of way line of said County Road 450, the southwest line of said 122.02 acre tract, and the southwest line of this herein described tract at 1416.93 feet past a 1/2" iron rod found for a line marker, in all a total distance of 1474.32 feet, to the *POINT OF BEGINNING*, containing within these metes and bounds a 61.036 acre tract, more or less.

Signed for Identification:

James A. Evans

Kathleen Steinocher

Leon C. Steinocher, Jr.

Cecilia Steinocher

EXHIBIT "A"

NOTE: A Survey Plat representing a graphic image of this description styled as "61.036 ACRE - TRACT 1, 61.036 ACRE - TRACT 2" 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.

February 13, 2019
Job No. 1901020
DJ



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



EXHIBIT "A"