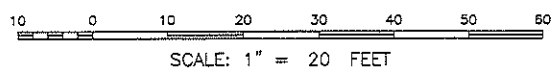


**NOTES:**

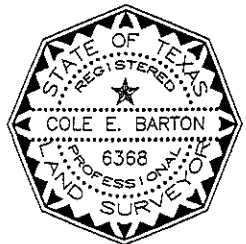
1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
2. (BEARING DISTANCE) INDICATES RECORD BEARING AND DISTANCE.



I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 11/21/18. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*Cole E. Barton*

COLE E. BARTON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6366



**BARTON & ASSOCIATES**  
LAND SURVEYING

2321 TROPICAL WIND DRIVE, CORPUS CHRISTI, TX 78424 | (361) 258-4254  
TEXAS LICENSED SURVEYING FIRM 32284009  
THE INTEGRATION OF QUALITY AND EFFICIENCY

**0.34 ACRE TRACT**

0.34 ACRES OF LAND OUT OF THE K. CRIER LEAGUE, ABSTRACT 38, BEING ALL OF LOT 1, BLOCK 3, OF THE WOLTERS SUBDIVISION IN THE CITY OF SCHULENBURG AND CONVEYED FROM RYAN AND ERIN WOTIPKA TO MICHAEL AND GRACE LEBEDA BY WARRANTY DEED DATED DECEMBER 07, 2015, AND RECORDED IN VOLUME 1737, PAGE 603 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS.

Completion Date: 11/29/18	File Name: 0.34AC
Scale: 1"=20'	Surveyed by: CB/LB
Drawn by: DJ	Checked by: AF/CB

JOB #: 1811017



**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

## 0.34 ACRE TRACT

### Field Notes Description

0.34 acres of land out of the K. Crier League, Abstract 38, being all of Lot 1, Block 3, of the Wolters Subdivision in the City of Schulenburg and conveyed from Ryan and Erin Wotipka to Michael and Grace Lebeda by Warranty Deed dated December 07, 2015 and recorded in Volume 1757, Page 803 of the Official Records of Fayette County, Texas.

Being more fully described by metes and bounds as follows:

**BEGINNING:** at a 3/4" iron pipe, (Y = 13,801,197.92, X = 2,637,213.72), found at the intersection of the south right of way line of East Anderson Street and the east right of way line of Avenue A for the northwest corner of this herein described tract;

**THENCE:** N 87°23'35" E -99.80 feet along the south right of way line of said East Anderson Street and the north line of this herein described tract to a 5/8" iron rod with pink cap found at the northwest corner of a 0.34 acre tract conveyed to Alfonso Estrada in Volume 1736, Page 325 of the Official Records of Fayette County, Texas, for the northeast corner of this herein described tract;

**THENCE:** S 02°45'32" E -150.03 feet along the west line of said 0.34 acre tract and the east line of this herein described tract to a 5/8" iron rod with pink cap found at the southwest corner of said 0.34 acre tract and in the north line of a 25' wide alley for the southeast corner of this herein described tract;

**THENCE:** S 87°35'28" W -99.95 feet along the north line of said alley and the south line of this herein described tract to a 3/4" iron pipe found at the intersection of the north line of said alley and the east right of way line of said Avenue A for the southwest corner of this herein described tract;

**THENCE:** N 02°41'56" W -149.68 feet along the east right of way line of said Avenue A and the west line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 0.34 acre tract, more or less.

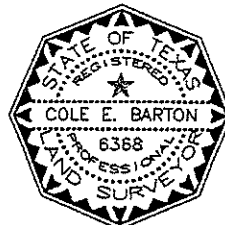
NOTE: A Survey Plat representing a graphic image of this description styled as "0.34 acre tract," accompanies this document. This Field Notes Description constitutes a legal document, and, unless it appears in its entirety, in its original form, including preamble, seal and signature, surveyor assumes 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.

November 29, 2018,

Job No. 1811017

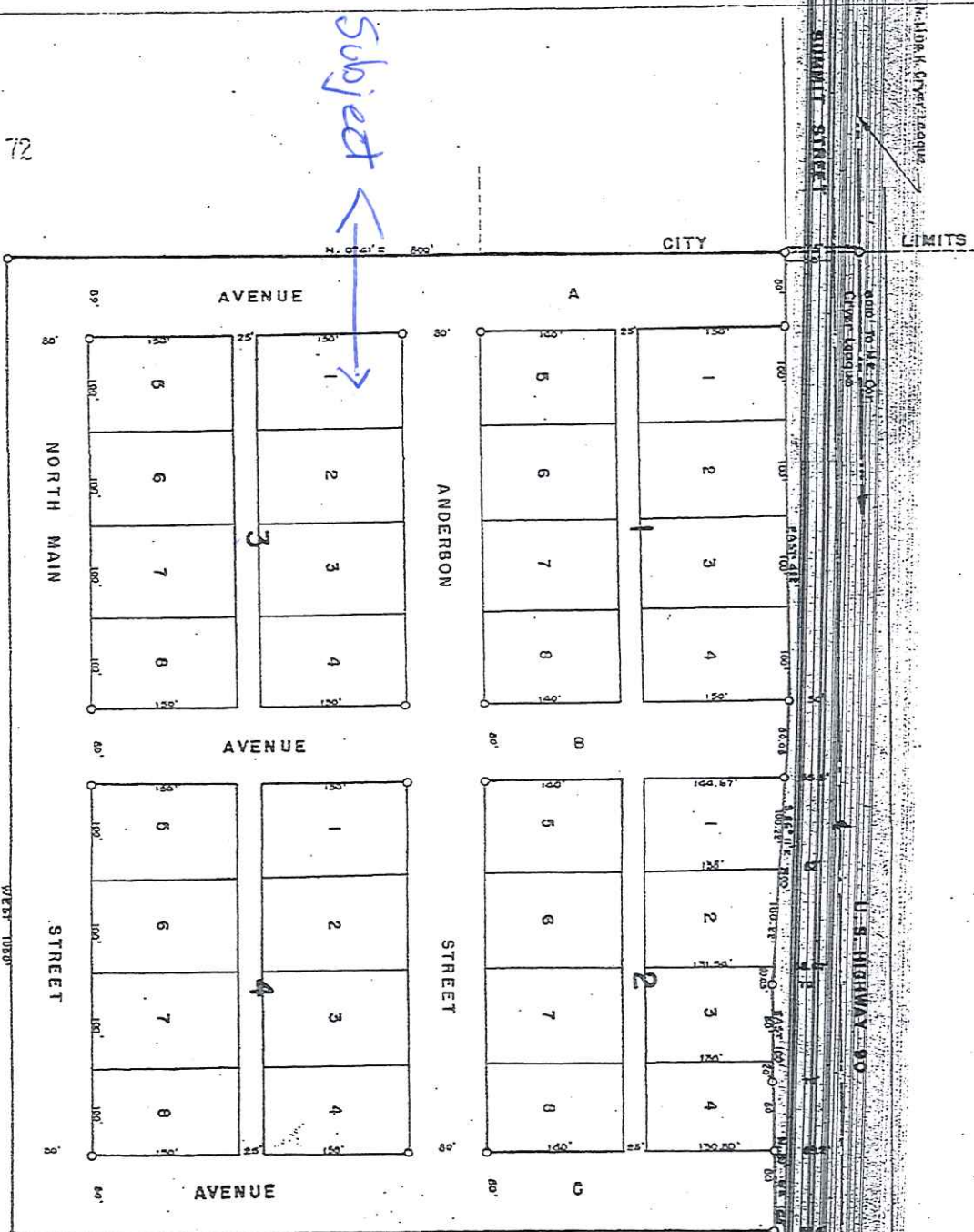
DJ

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



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Subject ←

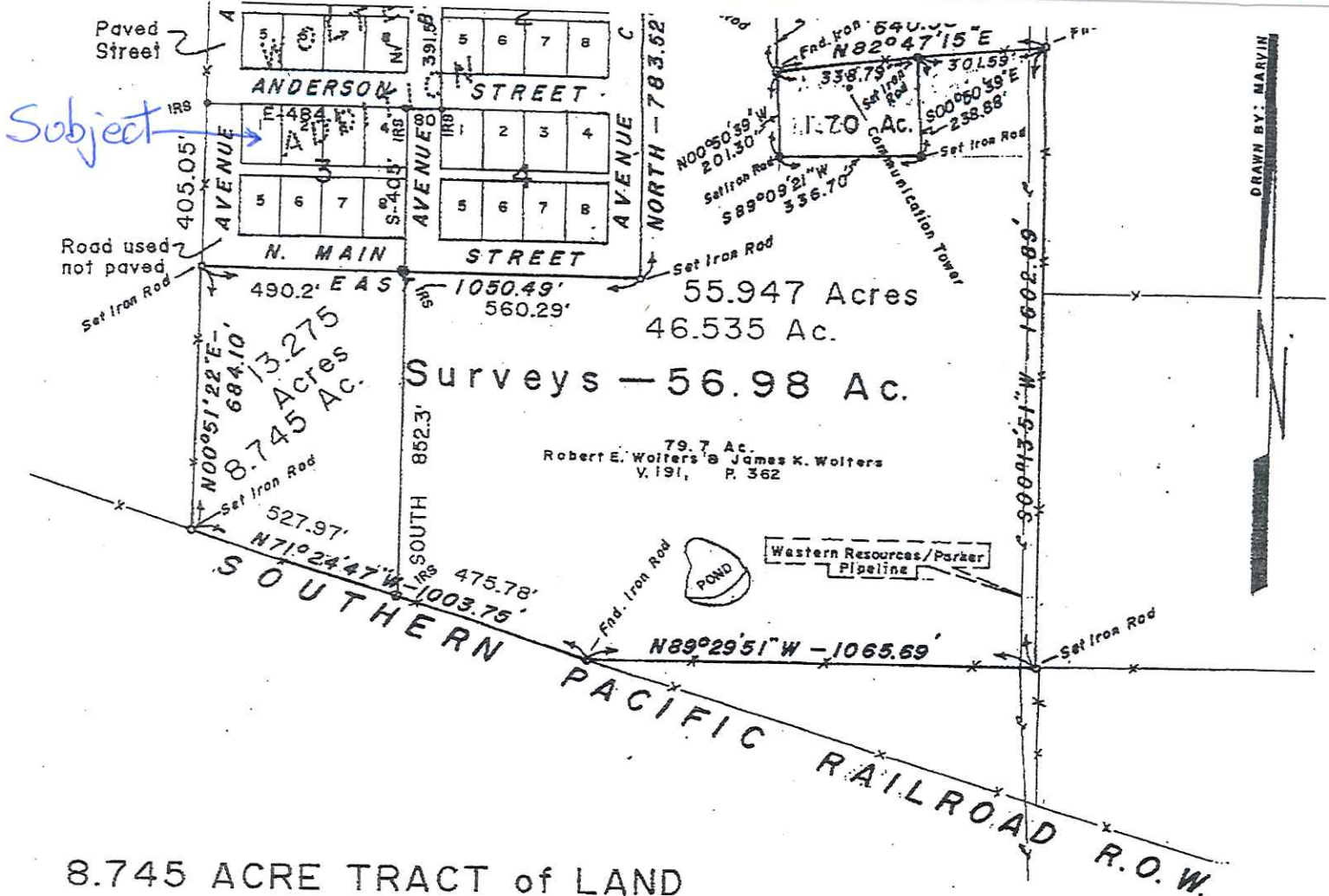


WOLTERS SUBDIVISION  
 OF 1710 ACRES IN  
 K. CRYER LEAGUE  
 SCHULENBURG, FAYETTE COUNTY, TEXAS

FILED FOR RECORD  
 3 O'clock P. M.  
 28th Day of September 1956.  
 JOHN A. KUBENA  
 Clerk County Court, Fayette County, Texas  
 Deputy  
 H. H. Walters, Schulenburg, Texas

SOUTH 78.6






8.745 ACRE TRACT of LAND  
 KESIAH CRIER LEAGUE, A-38  
 FAYETTE COUNTY, TEXAS  
 SCALE: 1" = 400 FT.  
 PLAT REVISED MARCH 12, 1999 TO SHOW A 1.70 AC. TR.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY:

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements, or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway, per Avenue "A", per Vol. 291, Pg. 72.

  
 Tim W. Muras, R.P.L.S.  
 Registered Professional Land Surveyor No. 4401  
 Schulenburg, Texas  
 November 17, 1998  
 AUGUST 3, 2012



DRAWN BY: MARVIN