

EXHIBIT "A" - Page 1 of 2



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

0.45 ACRE TRACT

Field Notes Description

Being 0.45 acres out of the W. Chase Survey, Abstract 9, being Lots 4-6, Block 6, of the Town of Moulton, and described as Tract One and Tract Two conveyed from Brian Keith and Amber Rachelle Nieto to Miles and Kayla Guelker by Warranty Deed with Vendor's Lien dated August 29, 2013, recorded in Volume 626, Page 157, of the Official Records of Lavaca County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING: at a railroad spike found at the intersection of the east right of way line of Depot Street and the north right of way line of West McKinney Street, for the southwest corner of this herein described tract;

THENCE: N 07°00'00" W-150.00 feet along the east right of way line of said Depot Street and the west line of this herein described tract to a fence corner post found at the southwest corner of Lot 3, Block 6, of the Town of Moulton, for the northwest corner of this herein described tract;

THENCE: N 83°00'00" E-130.00 feet along the south line of said Lot 3, Block 6 and the north line of this herein described tract to a point at the southeast corner of said Lot 3, Block 6 and in the west line of the alley of said Block 6, for the northeast corner of this herein described tract, whence a found 1/2" iron rod bears N 89°31'36" E-1.09 feet;

THENCE: S 07°00'00" E-150.00 feet along the west line of said alley and the east line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set in the north right of way line of said West McKinney Street, for the southeast corner of this herein described tract;

THENCE: S 83°00'00" W-130.00 feet along the north right of way line of said West McKinney and the south line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 0.45 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "0.45 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.

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July 5, 2018
Job No. 1807001
DJ


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

