



**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

## 164.30 ACRE TRACT

### Field Notes Description

**164.30 acres of land out of the J. McGown Survey, Abstract 458 and the W. Kuykendall Survey, Abstract 219, Fayette County, Texas, being that same land described as "Tract One" and "Tract Two" and conveyed by Virginia McCrory Gover to Judith M. Temple and Timothy Glen Horgan in Gift Deed dated August 16, 2003 and recorded in Volume 1237, Page 430 of the Official Records of Fayette County, Texas.**

Being more fully described by metes and bounds as follows:

**BEGINNING:** at a 1/2" iron rod, (Y = 13,819,182.80, X = 2,543,134.45), found at the northwest corner of a 7.82 acre tract conveyed to Wayne Derry and in the north right of way line of F.M. 2762, for an angle corner of this herein described tract;

**THENCE:** N 50°08'09" W -2012.53 feet along the north right of way line of said F.M. 2762 and the south line of this herein described tract to an angle point of this herein described tract;

**THENCE:** N 52°29'00" W -56.49 feet continuing along the north right of way line of said F.M. 2762 and the south line of this herein described tract to an angle point of this herein described tract;

**THENCE:** N 53°50'40" W -57.72 feet continuing along the north right of way line of said F.M. 2762 and the south line of this herein described tract to a 3/8" iron rod found at the southeast corner of a 2.0 acre tract conveyed to Michael John Blume in Volume 798, Page 321 of the Deed Records of Fayette County, Texas, for the southwest corner of this herein described tract;

**THENCE:** N 01°55'25" W -1717.00 feet along the east line of said 2.0 acre tract and the west line of this herein described tract to a 3/8" iron rod found at the southwest corner of a 118.60 acre tract conveyed to Samuel McCrory in Volume 1910, Page 834 of the Official Records of Fayette County, Texas, for the northwest corner of this herein described tract;

**THENCE:** N 87°07'44" E -2202.79 feet along the south line of said 118.60 acre tract and the westerly north line of this herein described tract to a 3/8" iron rod found at the southeast corner of said 118.60 acre tract and in a west line of a 154.80 acre tract conveyed to the Tommy B. and Pamela Tipton Trust in Volume 1648, Page 389 of the Official Records of Fayette County, Texas, for an exterior corner of this herein described tract;

**THENCE:** S 02°52'20" E -235.52 feet along the west line of said 154.80 acre tract and the northerly east line of this herein described tract to a 3/8" iron rod found at the southwest corner of said 154.80 acre tract, for an interior corner of this herein described tract;

**THENCE:** N 87°20'42" E -576.62 feet along the south line of said 154.80 acre tract and the easterly north line of this herein described tract to a 1/2" iron rod found at the northwest corner of a 51.98 acre tract conveyed to William and Joyce Rabb in Volume 1738, Page 492 of the

**THENCE:** S 05°18'09" W -708.00 feet along the west line of said 43.3 acre tract, (Tract 1), and continuing along the southerly east line of this herein described tract to a 3/8" iron rod found at the northwest corner of a 43.3 acre tract, (Tract 2), conveyed to Sharon (Sigmundik) McKinney in Volume 1255, Page 353 of the Official Records of Fayette County, Texas, for an angle point of this herein described tract;

**THENCE:** S 05°05'15" W -686.97 feet along the west line of said 43.3 acre tract, (Tract 2), and continuing along the southerly east line of this herein described tract to a 1/2" iron rod found at the southwest corner of said 43.3 acre tract, (Tract 2), and at the northeast corner of said 7.82 acre tract, for the southeast of this herein described tract;

**THENCE:** N 88°57'20" W -900.27 feet along the north line of said 7.82 acre tract and the south line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 164.30 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "164.30 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.

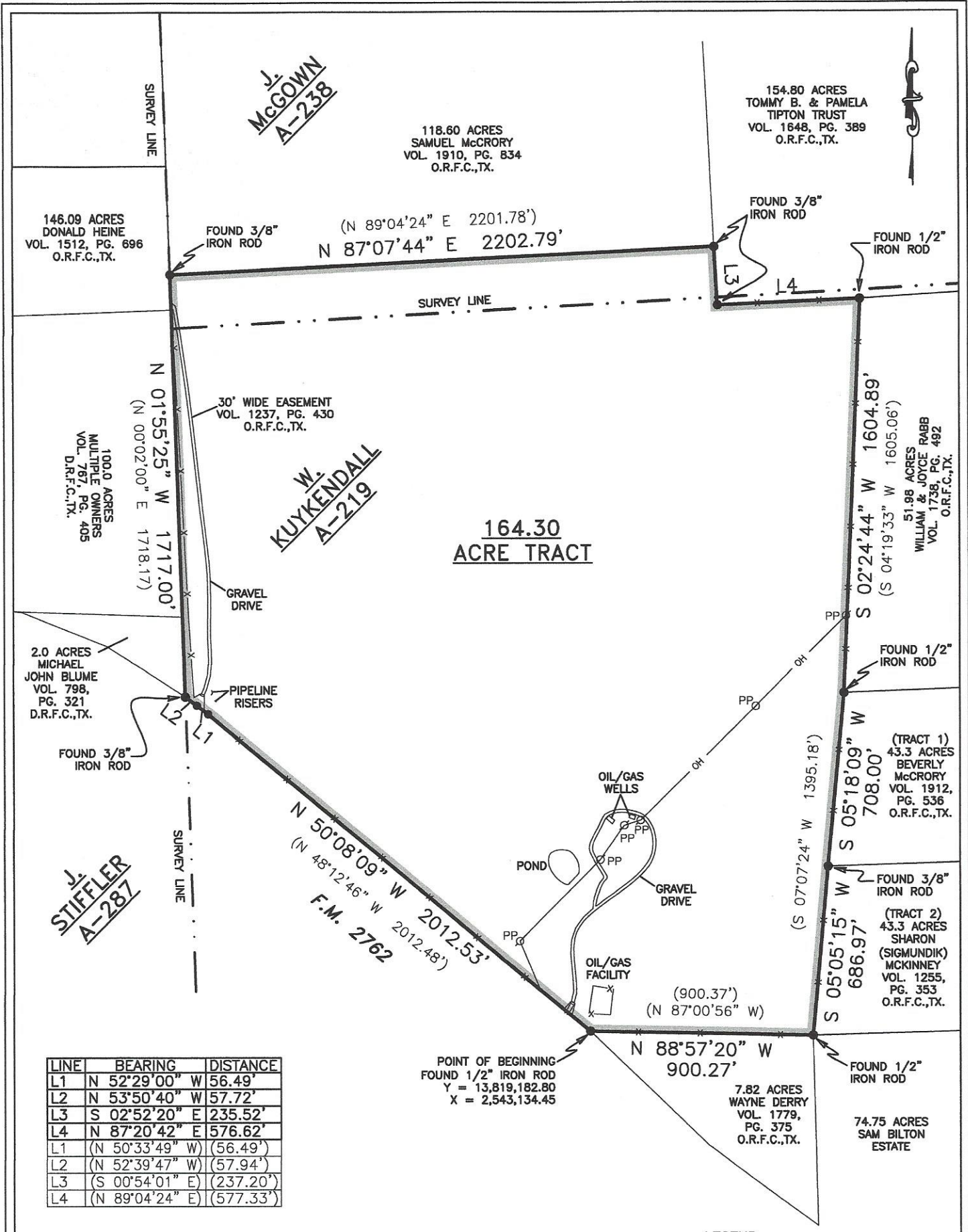
September 30, 2019  
Job No. 1909009  
DJ



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







**164.30  
ACRE TRACT**

LINE	BEARING	DISTANCE
L1	N 52°29'00" W	56.49'
L2	N 53°50'40" W	57.72'
L3	S 02°52'20" E	235.52'
L4	N 87°20'42" E	576.62'
L1	(N 50°33'49" W)	(56.49')
L2	(N 52°39'47" W)	(57.94')
L3	(S 00°54'01" E)	(237.20')
L4	(N 89°04'24" E)	(577.33')

POINT OF BEGINNING  
FOUND 1/2" IRON ROD  
Y = 13,819,182.80  
X = 2,543,134.45

**LEGEND**

- x — FENCE
- OH — OVERHEAD UTILITIES
- PP ⓪ POWER POLE

**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.