



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

18.79 ACRE TRACT

Field Notes Description

Being the same tract conveyed from Carol J. Berger and Elaine L. Kulhanek to Donald Ehler by General Warranty Deed dated September 15, 2015 and recorded in Volume 698, Page 471 Official Records of Lavaca County, Texas, also comprised of a portion of the G.W. & W.H. Scott League, Abstract 45

BEGINNING: at a 1/2" iron rod with cap found in the south right of way line of F.M. Highway 532 and at the northwest corner of an 18.777 acre tract conveyed to Larry and Beverly Charles by deed recorded in Volume 353, Page 602 of the Official Records of Lavaca County, Texas, for the northeast corner of this herein described tract;

THENCE: S 14°26'54" E -1936.70 feet along the west line of said 18.777 acre tract and the east line of this herein described tract to a point in the north line of a 223.722 acre tract conveyed to Clinton Ulbig and at the southwest corner of said 18.777 acre tract, for the southeast corner of this herein described tract, whence a 1/2" iron rod with cap found bears N 01° 43' 39" W - 0.37 feet;

THENCE: S 68°21'36" W -360.70 feet along the south line of this herein described tract to a point at the southeast corner of an 18.765 acre tract conveyed to Annie Elizabeth Neumeyer by deed recorded in Volume 164, Page 12 of the Official Records of Lavaca County, Texas, for the southwest corner of this herein described tract, whence a 1/2" iron rod with cap found bears N 04°12'46" W - 0.41 feet;

THENCE: N 17°26'03" W -2066.59 feet along the east line of said 18.765 acre tract and the west line of this herein described tract to a 3/4" iron pipe found in the south right of way line of said F.M. Highway 532 and at the northeast corner of said 18.765 acre tract, for the northwest corner of this herein described tract;

THENCE: along the south right of way line of said F.M. Highway 532 and the north line of this herein described tract with the following calls:

THENCE: S 89°20'39" E -115.85 feet to a 1/2" iron rod with cap;

THENCE: N 87°24'38" E -119.31 feet to a 1/2" iron rod with cap;


THENCE: N 83°34'45" E -119.28 feet to a 1/2" iron rod with cap;

THENCE: N 80°38'09" E -119.26 feet to the **POINT OF BEGINNING** containing within these metes and bounds a 18.79 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "18.79 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.

January 26, 2018

Job No. 1801027


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

