



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

TRACT 3 – 8.44 ACRES

Field Notes Description

Tract 3 – 8.44 acres of a division survey of a 32.3 acres of land out of the K. Crier Survey, Abstract 38, part of a 32.31 acre tract conveyed from Donna G. Klesel Hermis, et al to Robyn I. Brooks and Matthew S. Brooks by Warranty Deed with Vendor’s Lien dated September 13, 2018 and recorded in Volume 1873, Page 677 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 = 13,797,846.06, X = 2,634,802.70**), found at the northeast corner of a 3.0 acre tract conveyed to Schulenburg Development, LTD., in Volume 704, Page 685 of the Deed Records of Fayette County, Texas, and in the south right of way line of August Street, for the northwest corner of this herein described tract;

THENCE: **N 88°18'14" E -293.48 feet** along the south right of way line of said August Street and the north line of this herein described tract to a 5/8” iron rod with cap stamped “RPLS 6368” set at the northwest corner of Tract 4, an 8.44 acre tract, (dually surveyed), for the northeast corner of this herein described tract;

THENCE: **S 02°03'23" E -1143.54 feet** along the west line of said Tract 4 and the east line of this herein described tract to a 5/8” iron rod with cap stamped “RPLS 6368” set at the southwest corner of said Tract 4 and in the north line of a 55.7 acre tract conveyed to Alvin J. and Mildred K. Klesel in Volume 783, Page 553 of the Deed Records of Fayette County, Texas, for the southeast corner of this herein described tract;

THENCE: **S 87°56'37" W -331.02 feet** along the north line of said 55.7 acre tract and a south line of this herein described tract to a 5/8” iron rod with cap stamped “RPLS 6368” set at the southeast corner of Tract 2, a 7.72 acre tract, (dually surveyed), for the southwest corner of this herein described tract;

THENCE: **N 03°03'38" W -575.85 feet** along the east line of said Tract 2 and a west line of this herein described tract to a 5/8” iron rod with cap stamped “RPLS 6368” set at the northeast corner of said Tract 2 and at the southeast corner of Tract 1, a 7.72 acre tract, (dually surveyed), for an angle point of this herein described tract;

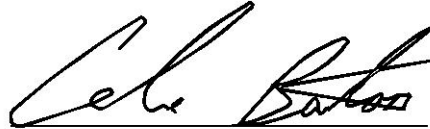
THENCE: **N 03°03'38" W -147.64 feet** along an east line of said Tract 1 and continuing along a west line of this herein described tract to a 5/8” iron rod with cap stamped “RPLS 6368” set at the northeast corner of said Tract 1 and in the south line of a 0.10 acre tract conveyed to Schulenburg Development, LTD., in Volume 708, Page 608, of the Official Records of Fayette County, Texas, for a northwest corner of this herein described tract;

THENCE: **N 88°50'53" E -50.80 feet** along the south line of said 0.10 acre tract and a north line of this herein described tract to a 1/2” iron rod with aluminum cap found at the southeast corner of said 0.10 acre tract, for an interior corner of this herein described tract;

THENCE: N 02°07'59" W -422.82 feet along the east line of said 0.10 acre tract and a west line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds an 8.44 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "TRACT 1 - 7.72 ACRES, TRACT 2 - 7.72 ACRES, TRACT 3 - 8.44 ACRES, TRACT 4 - 8.44 ACRES" 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 with 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.

August 21, 2019
Job No. 1807038
DJ



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

