



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

27.10 ACRE TRACT

Field Notes Description

27.10 acres out of the W. Kuykendall 1/3 League, Abstract 219, Fayette County, Texas, also being out of that same 164.30 acre tract of land described in deed dated December 29, 2020, executed by Judith M. Temple, et al to Tres Land Holdings, LLC., and recorded in Volume 1974, Page 457 of the Official Records of Fayette County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING: at a 5/8" iron rod with cap stamped "RPLS 6368" , (Y = 13,820,484.79, X = 2,541,574.04), set in the southwest line of said 164.30 acre tract, at the southeast corner of a 30.62 acre tract (previously surveyed), and in the northeast right of way line of F.M. 2762, for the southwest corner of this herein described tract, whence a 3/8" iron rod at the southeast corner of said 164.30 acre tract bears
N 53°18'54" W -94.47 feet;

THENCE: across said 164.30 acre tract, with the southerly east line of said 30.62 acre tract, and the west line of this herein described tract:

N 01°11'52" E -60.81 feet, to a 5/8" iron rod with cap stamped "RPLS 6368" set,
N 18°14'34" E -30.33 feet, to a 5/8" iron rod with cap stamped "RPLS 6368" set,
N 16°35'21" E -52.71 feet, to a 5/8" iron rod with cap stamped "RPLS 6368" set,
N 04°50'49" E -52.42 feet, to a 5/8" iron rod with cap stamped "RPLS 6368" set,
N 11°09'04" E -1,069.87 feet, to a 5/8" iron rod with cap stamped "RPLS 6368" set, at the interior corner of said 30.62 acre tract, for the northwest corner of this herein described tract;

THENCE: N 86°02'36" E -1,144.18 feet along the easterly south line of said 30.62 acre tract and the north line of this herein described tract, and across said 164.30 acre tract, to a 5/8" iron rod with cap stamped "RPLS 6368" set, at an angle corner of said 30.62 acre tract, at the northwest corner of a second 30.62 acre tract (previously surveyed), for the northerly southeast corner of this herein described tract;

THENCE: S 07°54'00" W -662.47 feet along the west line of said second 30.62 acre tract and the east line of this herein described tract, and across said 164.30 acre tract, to a 5/8" iron rod with cap stamped "RPLS 6368" set, at the westerly southwest corner of said second 30.62 acre tract, and at the northwest corner of a 24.92 acre tract, for the easterly southeast corner of this herein described tract;

THENCE: S 03°02'24" W -162.35 feet along the west line of said 24.92 acre tract and the east line of this herein described tract, and across said 164.30 acre tract, to a 5/8" iron rod with cap stamped "RPLS 6368" set, at the northeast corner of a 21.89 acre tract (previously surveyed), for the easterly southeast corner of this herein described tract;

THENCE: along the north line of said 21.89 acre tract and the easterly south line of this herein described tract, and across said 164.30 acre tract with the following calls:

N 90°00'00" W -560.75 feet to a 5/8" iron rod with cap stamped "RPLS 6368" set,
S 49°15'48" W -245.15 feet to a 5/8" iron rod with cap stamped "RPLS 6368" set,

S 22°44'46" W -631.48 feet to a 5/8" iron rod with cap stamped "RPLS 6368" set, at the southwest corner of said 21.89 acre tract and in the northeast right of way line of said F.M. 2762, for the south corner of this herein described tract;

THENCE: along the northeast right of way line of said F.M. 2762, the southwest line of this herein described tract, and along the southwest line of said 164.30 acre tract with the following calls:

N 50°08'09" W -355.18 feet to a 5/8" iron rod with cap stamped "RPLS 6368" set,
N 52°29'00" W -19.74 feet to the **POINT OF BEGINNING**, containing within these metes and bounds a 27.10 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "27.10 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.

June 18, 2021
Job No. 2011013
KS



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

