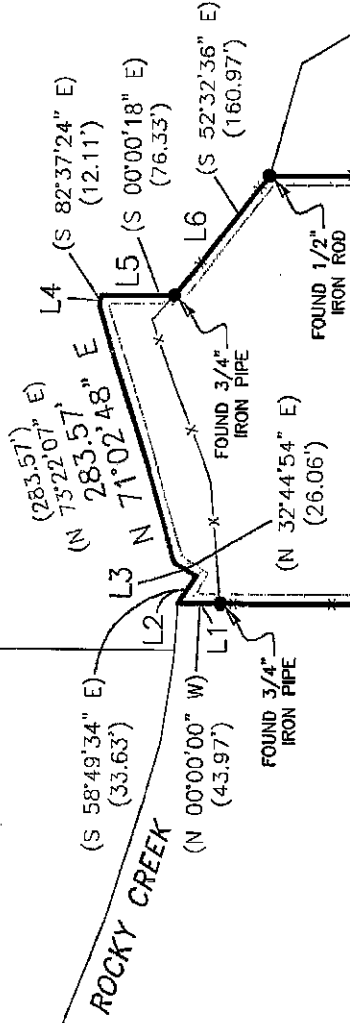


106.86 ACRES
 JERRY D & SANDRA B. YANCEY
 VOL. 295, PG. 267
 O.R.L.C., TX.

A-177X



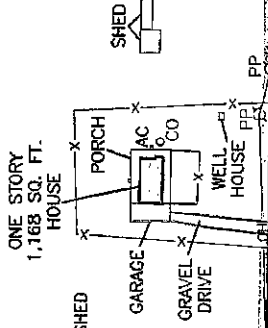
**11.29
 ACRE TRACT**

26.267 ACRES
 CHAD PATRICK CHALOUPKA
 VOL. 299, PG. 315
 O.R.L.C., TX.

11.50 ACRES
 CHARLIE H. MIGL
 VOL. 311, PG. 127
 O.R.L.C., TX.

(N 00°00'00" W 1021.03')

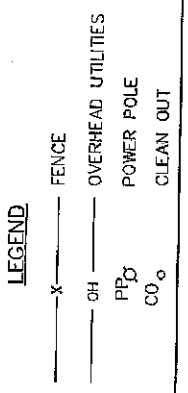
(S 02°19'19" E 976.46')



POINT OF BEGINNING
 FOUND 1/2" IRON ROD
 Y = 13,775,747.62
 X = 2,584,117.50

FOUND 3/8" IRON ROD AT
 S 87°43'29" W 899.55'
 S 87°52'33" W 454.38'
 (N 89°48'08" W 454.38')
 COUNTY ROAD 256

LINE	BEARING	DISTANCE
L1	N 02°19'19" W	43.97'
L2	S 61°08'53" E	33.63'
L3	N 30°25'35" E	26.06'
L4	S 84°56'43" E	12.11'
L5	S 02°19'37" E	76.33'
L6	S 54°51'55" E	160.97'



NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- (BEARING DISTANCE) INDICATES RECORD BEARING AND DISTANCE.



I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 03/11/19. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Cole E. Barton

COLE E. BARTON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 6368



**BARTON
 & ASSOCIATES**
 LAND SURVEYING

2411 TROPICAL WIND DRIVE, CORPUS CHRISTI, TX 78404, J. (864) 286-4284
 TEXAS LICENSED SURVEYING FIRM #000008
 THE FOUNDATION OF QUALITY AND INTEGRITY

11.29 ACRE TRACT

11.29 ACRES OF LAND OUT OF THE J. FOX SURVEY, ABSTRACT 173, LAVACA COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED BY JOSEPHINE H. MIKULIK TO CHRISTOPHER M. FAIRES IN WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 6, 2006 AND RECORDED IN VOLUME 384, PAGE 712 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS.

Completion Date: 4--1-19 File Name: 11.93AC
 Scale: 1" = 200' Surveyed by: CB/LB
 Drawn by: DJ Checked by: AF/CB



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

11.29 ACRE TRACT

Field Notes Description

11.29 acres of land out of the J. Fox Survey, Abstract 173, Lavaca County, Texas, being that same tract conveyed by Josephine H. Mikulik to Christopher M. Faires in Warranty Deed with Vendor's Lien dated January 6, 2006 and recorded in Volume 364, Page 712 of the Official Records of Lavaca County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING: at a 1/2" iron rod, (Y = 13,775,747.62, X = 2,584,117.50), found at the southwest corner of an 11.50 acre tract conveyed to Charlie H. Migl in Volume 311, Page 127 of the Deed Records of Lavaca County, Texas, and in the north right of way line of County Road 256, for the southeast corner of this herein described tract;

THENCE: S 87°52'33" W -454.38 feet along the north right of way line of said County Road 256 and the south line of this herein described tract to a point at the southeast corner of a 26.267 acre tract conveyed to Chad Patrick Chaloupka in Volume 299, Page 315 of the Official Records of Lavaca County, Texas, for the southwest corner of this herein described tract;

THENCE: N 02°19'19" W -along the east line of said 26.267 acre tract and the west line of this herein described tract at 0.69 feet past a 3/4" iron pipe found for a line marker, in all a total distance of 1021.03 feet, to a 3/4" iron pipe found for an angle point of this herein described tract;

THENCE: N 02°19'19" W -43.97 feet continuing along the east line of said 26.267 acre tract and the west line of this herein described tract to a point at the northeast corner of said 26.267 acre tract, in the south line of a 106.96 acre tract conveyed to Jerry D. and Sandra B. Yancey in Volume 295, Page 267 of the Official Records of Lavaca County, Texas, and in the approximate center of Rocky Creek, for the northwest corner of this herein described tract;

THENCE: along the south line of said 106.96 acre tract, along the meanders of said Rocky Creek, and the north line of this herein described tract the following course:

S 61°08'53" E -33.63 feet to an angle point of this herein described tract;

N 30°25'35" E -26.06 feet to an angle point of this herein described tract;

N 71°02'48" E -283.57 feet to an angle point of this herein described tract;

S 84°56'43" E -12.11 feet to an angle point of this herein described tract;

S 02°19'37" E -76.33 feet to a 3/4" iron pipe found for angle point of this herein described tract;

S 54°51'55" E -160.97 feet to a 1/2" iron rod found at the northwest corner of said 11.50 acre tract, for the northeast corner of this herein described tract;

THENCE: S 02°19'19" E -976.46 feet along the west line of said 11.50 acre tract and the east line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds an 11.29 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "11.29 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.

April 1, 2019

Job No. 1903008

DJ



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

