



BARTON
& ASSOCIATES
LAND SURVEYING

6113 SARATOGA BLVD. SUITE F, #335 - (361) 208-4284
TEXAS LICENSED SURVEYING FIRM 10194009
THE INTERSECTION OF QUALITY AND EFFICIENCY

11.69 ACRE TRACT

Field Notes Description

Situated in the T. Toby Survey, Abstract 461, Lavaca County, Texas, and also being that same fourth tract conveyed to William Nagleueller, Jr. in Partition Deed dated January 25, 2008 and recorded in Volume 440, Page 226 of the Official Records of Lavaca County, Texas;

Being more fully described by metes and bounds as follows:

BEGINNING: at a 5/8" iron rod with cap, (Y = 13,730,631.86, X = 2,553,488.11), found at the southwest corner of an 11.70 acre tract conveyed to Deborah Bollom in Volume 581, Page 65 of the Official Records of Lavaca County, Texas, and in the north line of a 28.07 acre tract conveyed to Deborah Bollom in Volume 581, Page 65 of the Official Records of Lavaca County, Texas, for the southeast corner of this herein described tract;

THENCE: S 88°21'59" W -774.82 feet along the north of said 28.07 acre tract and the south line of this herein described tract to a 5/8" iron rod with cap found at the northwest corner of said 28.07 acre tract and in the east line of a 42.11 acre tract conveyed to Aaron Lewallen in Volume 597, Page 515 of the Official Records of Lavaca County, Texas, for the southwest corner of this herein described tract;

THENCE: N 01°37'25" W -745.11 feet along the east line of said 42.11 acre tract and the west line of this herein described tract to a 5/8" iron rod with cap found in the south line of a 139.89 acre tract conveyed to the John S. Galovic Estate in Volume 42, Page 51 of the Deed Records of Lavaca County, Texas, for the northwest corner of this herein described tract;

THENCE: S 78°51'11" E -794.57 feet along the south line of said 139.89 acre tract, a south line of an 83.70 acre tract conveyed to Caroline Michalec Mocek et al, and the north line of this herein described tract to a 5/8" iron rod with cap found in a south line of said 83.70 acre tract and at a westerly northwest corner of said 11.70 acre tract, for the northeast corner of this herein described tract;

THENCE: S 01°36'49" E -569.34 feet along the southerly west line of said 11.70 acre tract and the east line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds an 11.69 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "11.69 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.

October 29, 2021
Job No. 2110013
DJ


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

