



BARTON & ASSOCIATES LAND SURVEYING

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

20' WIDE ROAD EASEMENT Field Notes Description

Being out of the T. Toby Survey, Abstract 461, Lavaca County, Texas, being a portion of the same 20' wide easement described in Partition Deed dated January 25, 2008 and recorded in Volume 440, Page 226 of the Official Records of Lavaca County, Texas, also being out of that same 11.70 acre tract (Tract 3) conveyed to Deborah Bollom in Volume 581, Page 65 of the Official Records of Lavaca County, Texas.

Being a 20 foot wide road easement lying 10 feet on each side of the following described centerline:

BEGINNING: at a point, (Y = 13,730,860.50, X = 2,553,481.67), in the east line of an 11.69 acre tract, (dually surveyed), and in the west line of said 11.70 acre tract, whence a 5/8" iron rod with cap found at the southeast corner of said 11.69 acre tract and at the southwest corner of said 11.70 acre tract bears S 01°36'49" E -228.73 feet;

THENCE: with the centerline of this herein described easement the following course:

N 61°44'23" E -250.55 feet;

THENCE: N 45°04'23" E -86.57 feet;

THENCE: N 10°09'23" E -50.74 feet;

THENCE: N 16°14'37" W -50.09 feet;

THENCE: N 34°02'37" W -56.85 feet;

THENCE: N 16°34'37" W -96.44 feet;

THENCE: N 14°57'37" W -81.64 feet;

THENCE: N 02°38'23" E -57.23 feet;

THENCE: N 30°42'23" E -47.02 feet;

THENCE: N 74°43'23" E -55.72 feet;

THENCE: S 58°21'37" E -105.86 feet;

THENCE: S 62°07'37" E -135.83 feet;

THENCE: S 65°51'37" E -216.70 feet;

THENCE: S 83°27'37" E -98.25 feet to the **POINT OF TERMINUS**, in the south line of a 0.20 acre tract referenced in Volume 440, Page 226 of the Official Records of Lavaca County, Texas.

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. 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

