



2521 TROPICAL WIND DRIVE, CORPUS CHRISTI, TX 78414 | (361) 208-4284
TEXAS LICENSED SURVEYING FIRM 30194009
THE INTERSECTION OF QUALITY AND EFFICIENCY

3.00 ACRE TRACT

Field Notes Description

3.00 acres of land out of the K. Crier Survey, Abstract 38, Fayette County, Texas, being out of a 10.25 acre tract conveyed by Gus J. and Doris J. Anders to Douglas W. and Tina A. Anders in Warranty Deed with Vendor's Lien dated January 11, 2014 and recorded in Volume 1676, Page 490 of the Official Records of Fayette County, Texas and in Tract 2 (7.72 acres remaining, previously surveyed) in General Warranty Deed dated October 19, 2012 and recorded in Volume 1624, Page 56, 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, (Y = 13,797,025.70, X = 2,639,830.19), found at the northwest corner of said 7.72 acre tract (previously surveyed), at the northeast corner of an 11.89 acre tract conveyed to Shane A. and Tonia L. Hollas in Volume 1634, Page 576 of the Official Records of Fayette County, Texas and in the south right of way line of Oakland Road, for the westerly northwest corner of this herein described tract;
- THENCE:** N 88°30'12" E -200.01 feet along the south right of way line of said Oakland Road and the north line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set for the interior corner of this herein described tract;
- THENCE:** N 02°00'01" W -8.92 feet along a west line of this herein described tract to a point at the northwest corner of said 10.25 acre tract, for the easterly northwest corner of this herein described tract;
- THENCE:** N 87°35'02" E -110.00 feet along the south right of way line of said Oakland Road and the north line of this herein described tract to a point at the northwest corner of a 2.00 acre tract conveyed to Gus and Doris Anders in Volume 502, Page 451 of the Deed Records of Fayette County, Texas, for the northeast corner of this herein described tract;
- THENCE:** S 02°06'47" E - along the west line of said 2.00 acre tract and the east line of this herein described tract at 12.10 feet passing a found fence corner post, in all a total distance of 331.37 feet to a fence corner post found at the southwest corner of said 2.00 acre tract, for the southeast corner of this herein described tract;
- THENCE:** N 85°28'13" W -436.02 feet along the south line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set in the east line of said 11.89 acre tract and the west line of said 7.72 acre tract, for the southwest corner of this herein described tract;
- THENCE:** N 02°02'05" W -273.19 feet along east line of said 11.89 acre tract and the west line of said 7.72 acre tract and the west line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 3.00 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "3.00 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 with the benefit of 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.

GF No. FA-20-115
March 26, 2020
Job No. 2003020
DJ

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

