



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

0.22 ACRE TRACT

Field Notes Description

0.22 acres of land out of the H. Austin Survey, Abstract 4, Colorado County, Texas, being part of Block 98 in the City of Weimar and conveyed by Richard E. and Joan Fay Walker to Patrick and Amelia Sainz in Warranty Deed with Vendor's Lien dated October 21, 2002 and recorded in Volume 417, Page 10 of the Official Records of Colorado County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING: at a 1/2" iron rod, (Y = 13,811,118.50, X = 2,670,965.20), found at the northwest corner of a 0.26 acre tract conveyed to Suzanne Sanders in Volume 831, Page 890 of the Official Records of Colorado County, Texas, and in the east line of a 0.32 acre tract conveyed to Joseph Miller, Jr. and Kari Miller in Volume 102, Page 188 of the Deed Records of Colorado County, Texas, for the southwest corner of this herein described tract;

THENCE: N 04°11'49" E -along the east line of said 0.32 acre tract and the west line of this herein described tract at 29.56 feet past a 2-1/2" iron pipe found for a line marker, **in all a total distance of 69.42 feet**, to a 5/8" iron rod with cap stamped "RPLS 6368" set at the southwest corner of a 0.38 acre tract conveyed to Paul H. and Maxine Billeck in Volume 328, Page 214 of the Deed Records of Colorado County, Texas, for the northwest corner of this herein described tract;

THENCE: S 84°04'36" E -138.40 feet along the south line of said 0.38 acre tract and the north line of this herein described tract to a point at the southeast corner of said 0.38 acre tract and in the west right of way line of North West Street, for the northeast corner of this herein described tract, whence a found 3/8" iron rod bears S 51°43'44" E -0.72 feet;

THENCE: S 04°41'35" W -69.84 feet along the west right of way line of said North West Street and the east line of this herein described tract to an "X" scribed in concrete at the northeast corner of said 0.26 acre tract, for the southeast corner of this herein described tract;

THENCE: N 83°53'44" W -137.81 feet along north line of said 0.26 acre tract and the south line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 0.22 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "0.22 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 10, 2019
Job No. 1910004
DJ


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

