



BARTON
& ASSOCIATES
LAND SURVEYING

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

5.14 TRACT ACRE

Field Notes Description

Being Tract 17 of the Oak Forest Estates Subdivision, part of the John Cheney Survey, Abstract 103, Lavaca County, Texas, also being the same tract conveyed to Donald and Leean Rother by Warranty Deed with Vendor's Lien dated December 15, 1988 and recorded in Volume 406, Page 671 of the Deed Records of Lavaca County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING: at a point, (Y = 13,695,481.96, X = 2,660,464.27), in the centerline of County Road 157A (Hickory Ridge Road), and at the northwest corner of Tract 15 (Oak Forest Estate Subdivision) conveyed to Brian Grahmann in Volume 402, Page 304 of the Official Records of Lavaca County, Texas, for the northeast corner of this herein described tract;

THENCE: S 09°52'39" E along the west line of said Tract 15 and the east line of this herein described tract at 29.73 feet pass a 1/2" iron pipe found for a line marker, **in all a distance of 540.48 feet** to a 5/8" iron rod with cap stamped "RPLS 6368" set in the north line of a 19.99 acre tract conveyed to Jesus Facundo and Sonia Rodriguez in Volume 673, Page 870 of the Official Records of Lavaca County, Texas, and at the southwest corner of said Tract 15, for the southeast corner of this herein described tract;

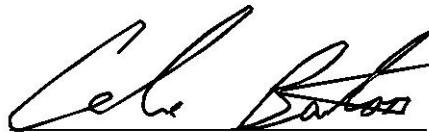
THENCE: S 68°56'09" W -393.60 feet along the north line of said 19.99 acre tract and the south line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at the southeast corner of Tract 25 (Oak Forest Estate Subdivision) conveyed to Mary J. Volkmer in Volume 346, Page 310 of the Official Records of Lavaca County, Texas, for the southwest corner of this herein described tract;

THENCE: N 09°52'40" W along the east line of said Tract 25 and the west line of this herein described tract at 592.26 feet pass a 5/8" iron rod found for a line marker, **in all a distance of 618.78 feet** to a point in the centerline of said County Road 157A and at the northeast corner of said Tract 25, for the northwest corner of this herein described tract;

THENCE: N 80°24'35" E -386.13 feet along centerline of said County Road 157A and the north line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 5.14 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "5.14 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.

November 3, 2021
Job No. 2108015
AF


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

