



# 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

## 0.20 ACRE TRACT

### Field Notes Description

0.20 acres of land out of the W.A. Faires Survey, Abstract 180, being part of Block 25, in the Faires Addition to the City of Flatonia, as shown on Plat recorded in Volume 11, Page 15 of the Deed Records of Fayette County, Texas, and conveyed by Johnny J. Vrana to Dennis and Barbara Freytag in General Warranty Deed dated July 25, 2010 and recorded in Volume 1539, Page 466 of the Official Records of Fayette County, Texas.

Being more fully described by metes and bounds as follows:

**BEGINNING:** at a 3/4" iron pipe, (Y = 13,802,324.52, X = 2,567,823.65), found at the southwest corner of a 0.32 acre tract conveyed to Ronald E. and Mollie Beck in Volume 680, Page 144 of the Deed Records of Fayette County, Texas, and in the north right of way line of West Main Street North, for the southeast corner of this herein described tract;

**THENCE:** S 89°24'46" W -94.06 feet along the north right of way line of said West Main Street North and the south line of this herein described tract to a 1/2" iron rod found at the southeast corner of a 0.33 acre tract conveyed to Thomas Osborne Autrey in Volume 1602, Page 672 of the Official Records of Fayette County, Texas, for the southwest corner of this herein described tract;

**THENCE:** N 02°44'59" W -98.89 feet along the east line of said 0.33 acre tract and the west line of this herein described tract to a 3/8" iron rod found at the northeast corner of said 0.33 acre tract and in the south right of way line of U.S. Highway 90, for the northwest corner of this herein described tract;

**THENCE:** S 80°07'53" E -101.00 feet along the south right of way line of said U.S. Highway 90 and the north line of this herein described tract to a 1" iron square found at the northwest corner of said 0.32 acre tract, for the northeast corner of this herein described tract;

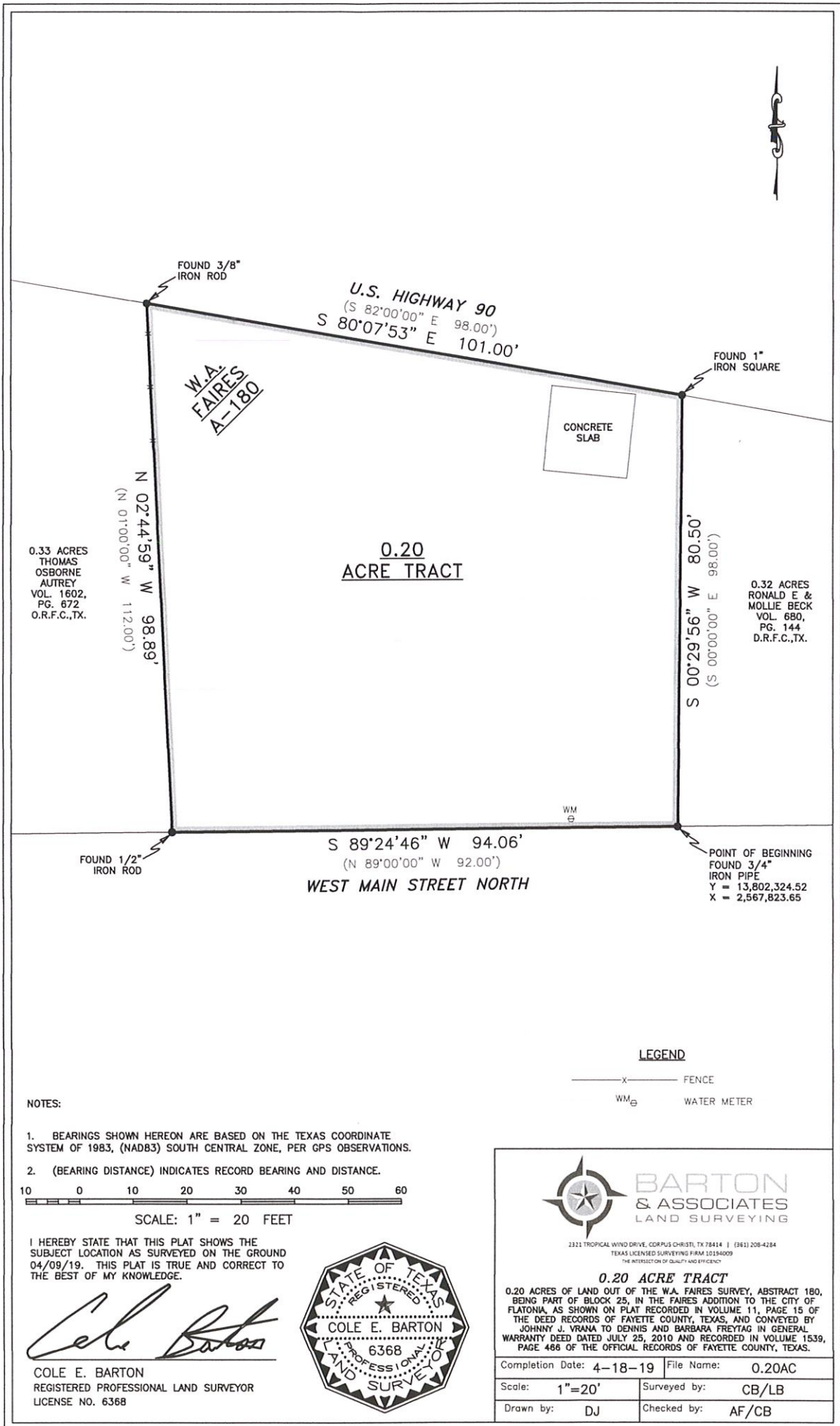
**THENCE:** S 00°29'56" W -80.50 feet along the west line of said 0.32 acre tract and the east line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 0.20 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "0.20 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 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.

April 18, 2019  
Job No. 1904011  
DJ

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





0.33 ACRES  
THOMAS  
OSBORNE  
AUTREY  
VOL. 1602,  
PG. 672  
O.R.F.C., TX.

**0.20  
ACRE TRACT**

0.32 ACRES  
RONALD E &  
MOLLIE BECK  
VOL. 680,  
PG. 144  
D.R.F.C., TX.

FOUND 1/2" IRON ROD

S 89°24'46" W 94.06'  
(N 89°00'00" W 92.00')  
**WEST MAIN STREET NORTH**

POINT OF BEGINNING  
FOUND 3/4" IRON PIPE  
Y = 13,802,324.52  
X = 2,567,823.65

**LEGEND**

—x— FENCE  
WM<sub>e</sub> WATER METER

**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
2. (BEARING DISTANCE) INDICATES RECORD BEARING AND DISTANCE.



SCALE: 1" = 20 FEET

I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 04/09/19. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*Cole E. Barton*

COLE E. BARTON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6368



**BARTON & ASSOCIATES**  
LAND SURVEYING

2321 TROPICAL WIND DRIVE, CORPUS CHRISTI, TX 78414 | (361) 208-4284  
TEXAS LICENSED SURVEYING FIRM 02194009  
"THE INTERSECTION OF QUALITY AND EFFICIENCY"

**0.20 ACRE TRACT**

0.20 ACRES OF LAND OUT OF THE W.A. FAIRES SURVEY, ABSTRACT 180, BEING PART OF BLOCK 25, IN THE FAIRES ADDITION TO THE CITY OF FLATONIA, AS SHOWN ON PLAT RECORDED IN VOLUME 11, PAGE 15 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND CONVEYED BY JOHNNY J. VRANA TO DENNIS AND BARBARA FREYTAG IN GENERAL WARRANTY DEED DATED JULY 25, 2010 AND RECORDED IN VOLUME 1539, PAGE 466 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS.

Completion Date: 4-18-19 | File Name: 0.20AC

Scale: 1"=20' | Surveyed by: CB/LB

Drawn by: DJ | Checked by: AF/CB

JOB #: 1904011