

**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" = 400 FEET**

**LEGEND**

- FENCE
- OVERHEAD UTILITIES
- POWER POLE
- TELEPHONE PEDestal
- LIGHT POLE
- ROUND 5/8" IRON ROD
- SET 5/8" IRON ROD WITH CAP STAMPED "RPLS 6368"

**STATE OF TEXAS**  
**REGISTERED PROFESSIONAL LAND SURVEYOR**  
**COLE E. BARTON**  
 LICENSE NO. 6368

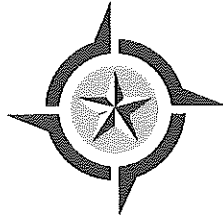
**BARTON & ASSOCIATES**  
 LAND SURVEYING

6110 BROADWAY, SUITE 602 - DALLAS, TEXAS 75234  
 214-343-1111  
 THE INTEGRATION OF QUALITY AND EFFICIENCY

**70.59 ACRE TRACT**

BEGINS OUT OF THE T. DOBSON SURVEY ASSTMENTS 464, 467 AND 468, TRACT DESCRIBED IN GENERAL WARRANTY DEED WITH REFERENCE LIST DATED MARCH 10, 1992, RECORDED IN VOLUME 4, PAGE 610, OF THE OFFICIAL RECORDS OF LAMAR COUNTY, TEXAS, AND A PART OF THAT SAME 43.50 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED DATED JULY 1, 1994, RECORDED IN VOLUME 77, PAGE 206 OF THE OFFICIAL RECORDS OF LAMAR COUNTY, TEXAS.

Completion Date: 06/14/23 File Name: 70.59AC  
 Scale: 1"=400'  
 Drawn by: DJ  
 Surveyed by: LB/CB  
 Checked by: AF/CB



**BARTON  
& ASSOCIATES  
LAND SURVEYING**

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

## 70.59 ACRE TRACT

### Field Notes Description

Being out of the T. Toby Surveys, Abstracts 464, 467, and 468, Lavaca County, Texas, also being all of that same 40.00 acre tract described in General Warranty Deed with Vendor's Lien dated March 10, 1992, recorded in Volume 4, Page 610, of the Official Records of Lavaca County, Texas, and a part of that same 43.60 acre tract described in General Warranty Deed dated July 1, 1994, recorded in Volume 47, Page 208 of the Official Records of Lavaca County, Texas.

Being more fully described by metes and bounds as follows:

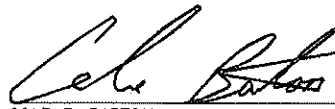
- BEGINNING:** at a 5/8" iron rod with cap stamped "RPLS 6368", (Y = 13,735,129.42, X = 2,561,528.46), set at a northwest corner of a 151.30 acre tract conveyed to Myrna McCullough in Volume 803, Page 721 of the Official Records of Lavaca County, Texas, and in the east right of way line of County Road 280, for the southwest corner of this herein described tract;
- THENCE:** N 01°57'24" W - 1269.24 feet along the east right of way line of said County Road 280 and the west line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at the southwest corner of an 80.00 acre tract conveyed to Douglas Raab in Volume 235, Page 204 of the Official Records of Lavaca County, Texas, for the northwest corner of this herein described tract;
- THENCE:** S 88°34'10" E - 1294.54 feet along the south line of said 80.00 acre tract and the westerly north line of this herein described tract to a 5/8" iron rod found, for an angle point of this herein described tract;
- THENCE:** S 88°40'03" E - 766.64 feet continuing along the south line of said 80.00 acre tract and the westerly north line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at the northwest corner of a 31.60 acre tract conveyed to Jerome H. Gillar in Volume 282, Page 151 of the Deed Records of Lavaca County, Texas, for the westerly northeast corner of this herein described tract;
- THENCE:** S 02°08'54" E - 605.59 feet along the west line of said 31.60 acre tract and the northerly east line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at the southwest corner of said 31.60 acre tract, for the interior corner of this herein described tract;
- THENCE:** S 88°26'27" E - 1069.71 feet along the south line of said 31.60 acre tract and the easterly north line of this herein described tract to a 5/8" iron rod found at the northwest corner of a 10.00 acre tract conveyed to Myrna McCullough in Volume 927, Page 505 of the Official Records of Lavaca County, Texas, for the easterly northeast corner of this herein described tract;
- THENCE:** S 02°48'19" E - 503.40 feet along the west line of said 10.00 acre tract and the southerly east line of this herein described tract to a 5/8" iron rod found at the southwest corner of said 10.00 acre tract and in the north line of a 43.50 acre tract conveyed to Myrna McCullough in Volume 803, Page 721 of the Official Records of Lavaca County, Texas, for the southeast corner of this herein described tract;
- THENCE:** S 88°32'00" W - 797.87 feet along the north line of said 43.50 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 northwest corner of said 43.50 acre tract and at a northeast corner of said 151.30 acre tract, for an angle point of this herein described tract;

**THENCE:** S 88°31'18" W - 629.07 feet along a north line of said 151.30 acre tract and continuing along the south line of this herein described tract to a 5/8" iron rod found, for an angle point of this herein described tract;

**THENCE:** S 88°30'08" W - 1708.00 feet continuing along a north line of said 151.30 acre tract and the south line of this herein described tract to the *POINT OF BEGINNING*, containing within these metes and bounds a 70.59 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "70.59 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. The 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.

June 14, 2023  
Job No. 2305018  
DJ

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

