

BARTON & ASSOCIATES LAND SURVEYING

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

30.19 ACRE TRACT

Field Notes Description


Being out of the K. Crier Survey, Abstract 38, Fayette County, Texas, also being out of that same called 70.00 acre tract conveyed to the George A. and Angeline Jahn Estate and described in Gift Deed dated June 4, 1986 and recorded in Volume 721, Page 931 of the Deed Records of Fayette County, Texas.

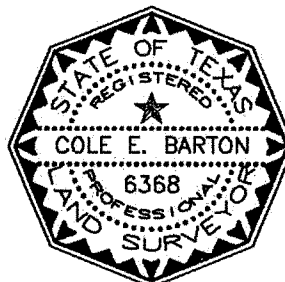
Being more fully described by metes and bounds as follows:

- BEGINNING:** at a 5/8" iron rod with cap stamped "RPLS 6368", (Y = 13,792,419.63, X = 2,640,636.56), set in the north right of way line of Jahn Lane, in the south line of said 70.00 acre tract, and at the southwest corner of a 5.00 acre tract, (dually surveyed), for the westerly southeast corner of this herein described tract;
- THENCE:** S 88°34'24" W - 533.51 feet along the north right of way line of said Jahn Lane, the south line of said 70.00 acre tract, and the south line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at a southeast corner of a 31.19 acre tract conveyed to Carol Ann Kutac in Volume 1472, Page 795 of the Official Records of Fayette County, Texas, and at the southwest corner of said 70.00 acre tract, for the southwest corner of this herein described tract;
- THENCE:** N 01°46'29" W - 1713.00 feet along an east line of said 31.11 acre tract, the west line of said 70.00 acre tract, and the west line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at an angle corner of said 31.11 acre tract, and at the northwest corner of said 70.00 acre tract, for the northwest corner of this herein described tract;
- THENCE:** N 87°54'51" E - 890.64 feet along the south line of said 31.11 acre tract, the north line of said 70.00 acre tract, and the 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 35.19 acre tract, (dually surveyed), for the northeast corner of this herein described tract;
- THENCE:** S 01°52'58" E - 1165.40 feet along the west line of said 35.19 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 northeast corner of said 5.00 acre tract, for the easterly southeast corner of this herein described tract;
- THENCE:** S 85°19'03" W - 437.02 feet along the north line of said 5.00 acre tract and the easterly 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 5.00 acre tract, for an angle corner of this herein described tract;
- THENCE:** S 10°00'07" E - 539.06 feet along the west line of said 5.00 acre tract and the southerly east line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 30.19 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "70.38 ACRE DIVISION," 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.

October 2, 2023
Job No. 2309005
DJ

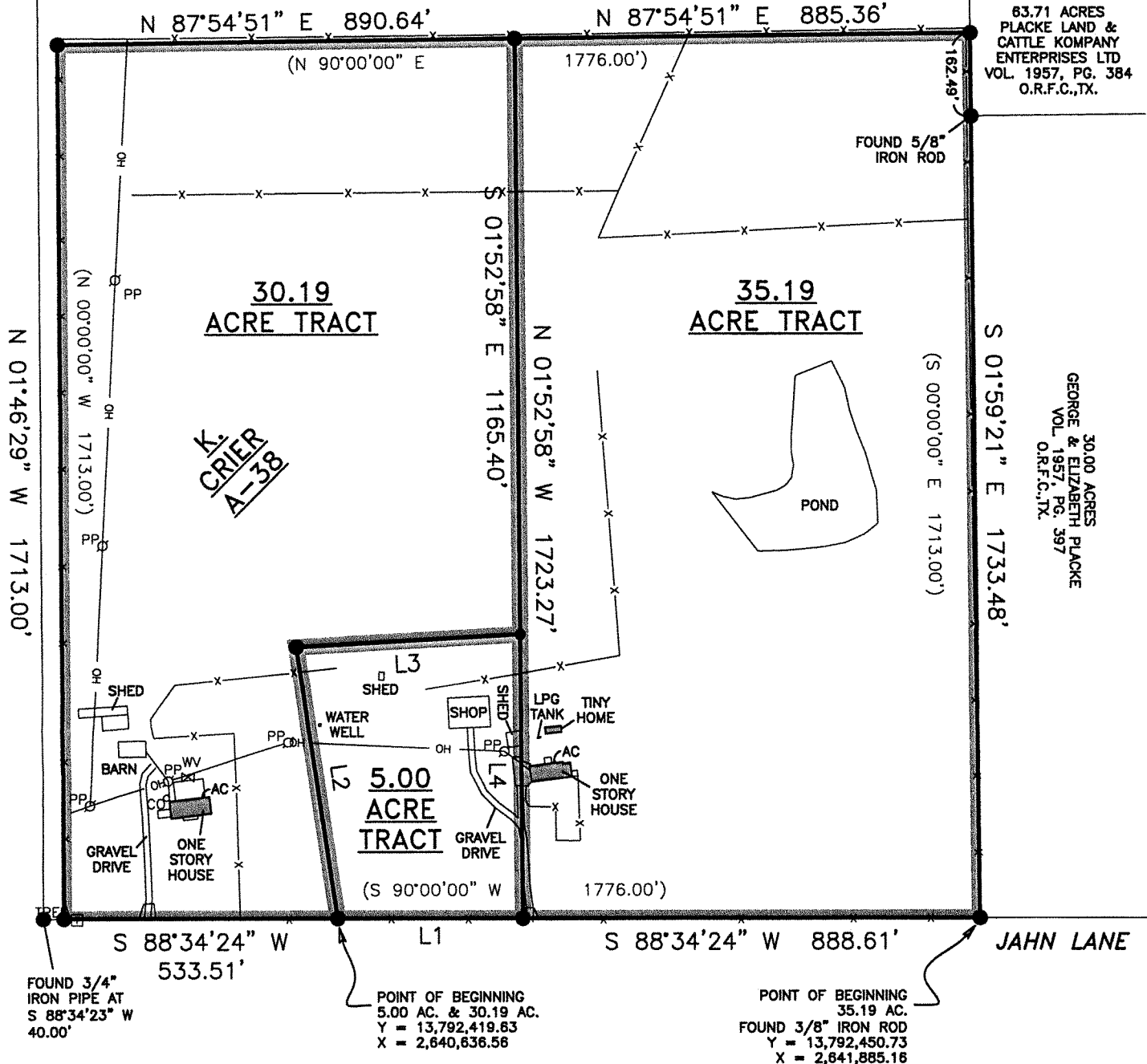

COLE E. BARTON
R.P.L.S. No. 6368



31.11 ACRES
CAROL ANN KUTAC
VOL. 1472, PG. 795
O.R.F.C.,TX.

63.71 ACRES
PLACKE LAND &
CATTLE KOMpany
ENTERPRISES LTD
VOL. 1957, PG. 384
O.R.F.C.,TX.

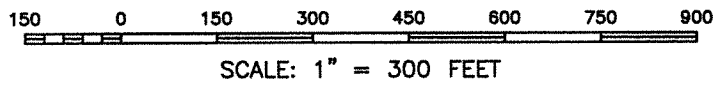
30.00 ACRES
GEORGE & ELIZABETH PLACKE
VOL. 1957, PG. 397
O.R.F.C.,TX.



LINE	BEARING	DISTANCE
L1	S 88°34'24" W	360.38'
L2	N 10°00'07" W	539.06'
L3	N 85°19'03" E	437.02'
L4	S 01°52'58" E	557.87'

- LEGEND**
- x — FENCE
 - OH — OVERHEAD UTILITIES
 - PP ○ POWER POLE
 - TPED □ TELEPHONE PEDESTAL
 - CO ○ CLEAN OUT
 - WV ⊠ WATER VALVE
 - SET 5/8" IRON ROD WITH CAP STAMPED "RPLS 6368" UNLESS OTHERWISE NOTED

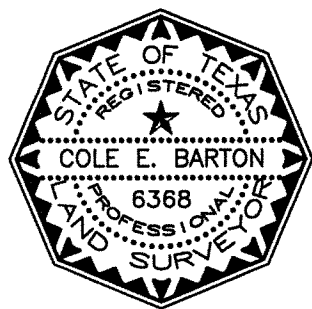
- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
 - (BEARING DISTANCE) INDICATES RECORD BEARING AND DISTANCE.



I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 09/07/23. 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

6113 SARATOGA BLVD, SUITE F, #335 - (361) 298-4284
TEXAS LICENSED SURVEYING FIRM 10194009
THE INTERSECTION OF QUALITY AND EFFICIENCY

70.38 ACRE DIVISION

BEING OUT OF THE K. CRIER SURVEY, ABSTRACT 38, FAYETTE COUNTY, TEXAS, ALSO BEING OUT OF THAT SAME CALLED 70.00 ACRE TRACT CONVEYED TO THE GEORGE A. AND ANGELINE JAHN ESTATE AND DESCRIBED IN GIFT DEED DATED JUNE 4, 1986 AND RECORDED IN VOLUME 721, PAGE 831 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS.

Completion Date: 10/02/23	File Name: 70.38DIV
Scale: 1"=300'	Surveyed by: CB/LB
Drawn by: DJ	Checked by: AF/CB

JOB #: 4203003