



BARTON
& ASSOCIATES
LAND SURVEYING

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

TRACT 1 - 2.39 ACRES

Field Notes Description

Being out of the W. Ponton Survey, Abstract 36, in Lavaca County, Texas, also being a division of that same land conveyed to Jack E. Clark Interests LP, and described in Special Warranty Deeds Including Minerals, dated September 7, 2016 and recorded in Volume 731, Page 684 and Page 691 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 "RPLS 6368", (Y = 13,738,092.61, X = 2,628,638.62), set at the intersection of the east right of way line of U.S. Highway 77 and a southeast right of way line of County Road 203, for an angle corner of this herein described tract;

THENCE: N 46°41'41" E - 71.90 feet along a southeast right of way line of said County Road 203 and the northwest line of this herein described tract to a 5/8" iron rod with cap "RPLS 6368" set at a right of way corner of said County Road 203, for the interior corner of this herein described tract;

THENCE: N 01°13'28" W - 10.77 feet along the northerly east line of this herein described tract to a point in the margins of said County Road 203, for the northwest corner of this herein described tract;

THENCE: N 88°52'07" E - 172.14 feet along the north line of this herein described tract within the margin of said County Road 203 to a point at the northwest corner of Tract 2, a 2.39 acre tract, (dually surveyed), for the northeast corner of this herein described tract;

THENCE: S 01°07'53" E - along the west line of said Tract 2 and the east line of this herein described tract at 11.75 feet passing a 5/8" iron rod with cap "RPLS 6368" set for a line marker in the south right of way line of said County Road 203, in all a total distance of 452.04 feet to a 5/8" iron rod with cap "RPLS 6368" set at the southwest corner of said Tract 2 and in the north line of Tract 3, a 2.39 acre tract, (dually surveyed), for the southeast corner of this herein described tract;

THENCE: S 88°52'07" W - 246.26 feet along the north line of said Tract 3 and the south line of this herein described tract to a 5/8" iron rod with cap "RPLS 6368" set at the northwest corner of said Tract 3, and in the east right of way line of said U.S. Highway 77, for the southwest corner of this herein described tract;

THENCE: N 01°54'22" E - 393.55 feet along the east right of way line of said U.S. Highway 77 and the southerly west line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 2.39 acre tract, with 0.05 acres in said County Road 203, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "7.17 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.

May 23, 2024
Job No. 2405019
DJ


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

