



**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 3 - 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 1/2" iron rod, (**Y = 13,737,532.71, X = 2,629,197.02**), found at the southwest corner of a 3.06 acre tract conveyed to the Edwin L. Hrcir Jr., Life Estate in Volume 650, Page 322 of the Official Records of Lavaca County, Texas, and in a north line of a 48.64 acre tract conveyed to Richard R. and Mary Ellen Speyrer in Volume 73, Page 60 of the Official Records of Lavaca County, Texas, for the southeast corner of this herein described tract;

**THENCE:** **S 86°36'22" W** - along a north line of said 48.64 acre tract and the south line of this herein described tract at 578.52 feet passing a 1/2" iron rod found for a line marker, **in all a total distance of 579.19 feet** to a point at a northwest corner of said 48.64 acre tract and in the east right of way line of U.S. Highway 77, for the southwest corner of this herein described tract;

**THENCE:** **N 01°54'22" E - 200.96 feet** along the east right of way line of said U.S. Highway 77 and the west line of this herein described tract to a 5/8" iron rod with cap "RPLS 6368" set at the southwest corner of Tract 1, a 2.39 acre tract, (dually surveyed), for the northwest corner of this herein described tract;

**THENCE:** **N 88°52'07" E - 519.17 feet** along the south line of said Tract 1 and the north line of this herein described tract to a 5/8" iron rod with cap "RPLS 6368" set at the southeast corner of Tract 2, a 2.39 acre tract, (dually surveyed), and in the west line of said 3.06 acre tract, for the northeast corner of this herein described tract;

**THENCE:** **S 16°30'50" E - 184.43 feet** along the west line of said 3.06 acre tract and the east line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 2.39 acre tract, 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

