



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

270.11 ACRE TRACT

Field Notes Description

Being out of a George R. S. Billups Survey, Abstract 91, Lavaca County, Texas, also being out of a 468.592 acre tract conveyed from Transportation Equipment, Inc to Felix and Oralia Machuca by Cash Warranty Deed dated February 18, 2005 and recorded in Volume 336, Page 293 of the Official Records of Lavaca County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING: at a nail, (Y = 13,640,255.66, X =2,684,525.46), set in the centerline County Road 14A, and in the southwest line of said 468.592 acre tract, for the westerly southwest corner of this herein described tract;

THENCE: N 36°27'02" W -45.74 feet along the centerline of said County Road 14A and the southwest line of this herein described tract to a point at the southwest corner of an 86.449 acre tract conveyed to Migl Properties, LP in Volume 594, Page 863 of the Official Records of Lavaca County, Texas and the northwest corner of said 468.592 acre tract, for the northwest corner of this herein described tract;

THENCE: N 82°34'13" E along the south line of said 86.449 acre tract and the north line of this herein described tract at 25.41 feet pass a 3/8" iron rod found for a line marker, **in all a distance of 2473.86 feet** to a 3/8 iron rod found at the southeast corner of said 86.449 acre tract and the southwest corner of a 112.36 acre tract conveyed to WWW Ranch, LTD in Volume 805, Page 238 of the Official Records of Lavaca County, Texas, for an angle corner of this herein described tract;

THENCE: N 82°49'06" E -2798.92 feet along the south line of said 112.36 acre tract and continuing along the north line of this herein described tract to a fence corner post found at the southwest corner of an 84.04 acre tract conveyed to JD Woodruff in Volume 758, Page 238 of the Official Records of Lavaca County, Texas, and the southeast corner of said 112.36 acre tract, for an angle corner of this herein described tract;

THENCE: N 82°43'03" E -1919.03 feet along the south line of said 84.04 acre tract and continuing along the north line of this herein described tract to a 1/2" iron rod found at the southwest corner of a 31.96 acre tract conveyed to James D. Woodruff in Volume 544, Page 816 of the Official Records of Lavaca County, Texas, and at the southeast corner of said 84.04 acre tract, for an angle corner of this herein described tract;

THENCE: N 84°34'29" E along the south line of said 31.96 acre tract and continuing along the north line of this herein described tract at 242.29 acre tract, **in all a distance of 298.48 feet** to a point in the west bank of the Navidad River and at the southeast corner of said 31.96 acre tract, for the northeast corner of this herein described tract;

THENCE: along the west and north bank of the Navidad River and the east and south line of this herein described tract with the following calls:

S 01°21'52" W -538.90 feet to a point;

THENCE: S 23°37'12" E -563.58 feet to a point;

THENCE: S 60°59'41" E -387.94 feet to a point;

THENCE: S 83°26'23" E -466.79 feet to a point;

THENCE: S 71°47'24" E -175.99 feet to a point;

THENCE: S 28°43'32" E -242.73 feet to a point;

THENCE: S 00°02'24" W -726.72 feet to a point;

THENCE: S 06°09'15" W -263.63 feet to a point;

THENCE: S 55°51'59" W -97.79 feet to a point;

THENCE: N 88°07'33" W -229.31 feet to a point;

THENCE: S 71°13'56" W -302.54 feet to a point;

THENCE: S 51°31'51" W -823.44 feet to a point;

THENCE: S 88°22'58" W -376.21 feet to a point;

THENCE: N 58°56'24" W -376.85 feet to a point;

THENCE: N 30°59'14" W -69.99 feet to a point;

THENCE: N 02°04'22" W -336.00 feet to a point;

THENCE: N 40°02'43" W -511.16 feet to a point;

THENCE: N 72°07'44" W -421.33 feet to a point;

THENCE: S 88°32'31" W -270.06 feet leaving said Navidad River bank, across said 468.592 acre tract and along the south and southwest line of this herein described tract with the following calls:

THENCE: N 02°56'23" W -90.91 feet to a 5/8" iron rod with cap stamped "RPLS 6368" set;

THENCE: N 71°56'21" W -223.82 feet to a 5/8" iron rod with cap stamped "RPLS 6368" set;

THENCE: S 80°16'25" W -143.53 feet to a 5/8" iron rod with cap stamped "RPLS 6368" set;

THENCE: S 81°13'44" W -153.95 feet to a 5/8" iron rod with cap stamped "RPLS 6368" set;

THENCE: S 88°30'07" W - 249.62 feet to a 5/8" iron rod with cap stamped "RPLS 6368" set;

THENCE: S 85°25'18" W -59.03 feet to a 5/8" iron rod with cap stamped "RPLS 6368" set;

THENCE: S 64°21'59" W -23.68 feet to a 5/8" iron rod with cap stamped "RPLS 6368" set;

THENCE: N 88°15'05" W -37.79 feet to a 5/8" iron rod with cap stamped "RPLS 6368" set;

THENCE: S 83°17'20" W -273.73 feet to a 5/8" iron rod with cap stamped "RPLS 6368" set;

THENCE: S 83°15'43" W -210.70 feet to a 5/8" iron rod with cap stamped "RPLS 6368" set;

THENCE: S 88°10'58" W -247.60 feet to a 5/8" iron rod with cap stamped "RPLS 6368" set;

THENCE: N 89°36'37" W -268.98 feet to a 5/8" iron rod with cap stamped "RPLS 6368" set;

THENCE: N 80°55'48" W -168.03 feet to a 5/8" iron rod with cap stamped "RPLS 6368" set;

THENCE: N 44°31'51" W -144.48 feet to a 5/8" iron rod with cap stamped "RPLS 6368" set;

THENCE: S 83°14'39" W -655.67 feet to a 5/8" iron rod with cap stamped "RPLS 6368" set;

THENCE: N 34°07'00" W -1591.69 feet to a 5/8" iron rod with cap stamped "RPLS 6368" set;

THENCE: S 82°34'13" W – at 1992.55 feet pass a to a 5/8" iron rod with cap stamped "RPLS 6368" set for a line marker, **in all a distance of 2016.11 feet to the *POINT OF BEGINNING***, containing within these metes and bounds a 270.11 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "270.11 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. This survey does not represent a warranty of title or a guarantee of ownership.

December 7, 2020
Job No. 2011037
AF



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

