



BARTON & ASSOCIATES LAND SURVEYING

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

LOT 2 - 2.30 ACRES

Field Notes Description

Being out of the L. Presnal League, Abstract 355, in the City of Hallettsville, Lavaca County, Texas, also being out of that same tract called to be 4.87 acres and described in Warranty Deed dated January 20, 1947 and recorded in Volume 152, Page 301 of the Deed 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 = 13,723,846.71, X = 2,624,386.48), set in the east right of way line of Highway 77, in the west line of said 4.87 acre tract, and at the southwest corner of Lot 1, a 2.30 acre tract, (dually surveyed), for the northwest corner of this herein described tract;

THENCE: N 87°50'31" E - 304.15 feet across said 4.87 acre tract and along the south line of said Lot 1 and the north line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at the southeast corner of said Lot 1, in the east line of said 4.87 acre tract, and in the west line of a 16.96 acre tract conveyed to Arthur J. Etzler, Jr., in Volume 976, Page 737 of the Official Records of Lavaca County, Texas, for the northeast corner of this herein described tract;

THENCE: S 02°04'18" E - 277.84 feet along the west line of said 16.96 acre tract, the east line of said 4.87 acre tract, and the east line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at the southeast corner of said 4.87 acre tract and at the northeast corner of a 3.00 acre tract conveyed to Tonia Ann Perry et al and described in Volume 903, Page 13 of the Official Records of Lavaca County, Texas, for the southeast corner of this herein described tract;

THENCE: S 87°50'31" W - 418.45 feet along the north line of said 3.00 acre tract, the south line of said 4.87 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 3.00 acre tract, at the southwest corner of said 4.87 acre tract, and in the east right of way line of said Highway 77, for the southwest corner of this herein described tract;

THENCE: N 20°16'40" E - 300.59 feet along the east right of way line of said Highway 77, the west line of said 4.87 acre tract and the west line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 2.30 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "4.60 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. 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 5, 2023
Job No. 2309024
DJ


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

