



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

## 5.01 ACRE TRACT

### Field Notes Description

Being out of the Patrick Ryan Survey, Abstract 44, Lavaca County, Texas, also being out of that same 24.04 acre tract conveyed by Stacy Hairell to Natasha Anastasia Smith in General Warranty Deed dated September 1, 2022 and recorded in Volume 949, Page 585 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 = 13,663,297.30, X = 2,570,976.79), set in the southeast right of way line of Farm to Market Road 318E, in a northwest line of said 24.04 acre tract, and at the westerly north corner of a 10.78 acre tract, (dually surveyed), for the west corner of this herein described tract;

**THENCE:** N 43°57'56" E - 501.69 feet along the southeast right of way line of said Farm to Market Road 318E, a northwest line of said 24.04 acre tract, and a northwest line of this herein described tract to a 5/8" iron rod with cap "RPLS 6368" set at the northerly west corner of an 8.25 acre tract, (dually surveyed), for the north corner of this herein described tract;

**THENCE:** S 38°40'52" E - 466.46 feet along a southwest line of said 8.25 acre tract and the northeast line of this herein described tract to a 5/8" iron rod with cap "RPLS 6368" set at an interior corner of said 8.25 acre tract, for the east corner of this herein described tract;

**THENCE:** S 43°41'37" W - 439.79 feet along a northwest line of said 8.25 acre tract and the southeast line of this herein described tract to a 5/8" iron rod with cap "RPLS 6368" set at an interior corner of said 10.78 acre tract, for the south corner of this herein described tract;

**THENCE:** N 46°18'23" W - 464.72 feet along a northeast line of said 10.78 acre tract and the southwest line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 5.01 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "**24.04 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. This survey does not represent a warranty of title or a guarantee of ownership. 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.

January 2, 2025  
Job No. 2412018  
DJ

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

