

TRACT 7
49.90 ACRES
(dually surveyed)

N 00°28'03" E 711.59'

SET IRON ROD W/CAP
STAMPED "RPLS 6368"

30' UTILITY EASEMENT

SET IRON ROD W/CAP
STAMPED "RPLS 6368"

EXISTING FENCELINE

23.42 ACRES
LENORE MITCHELL ESTATE
VOL. 156, PG. 205
O.R.G.C., TX.

TRACT 6
26.00 ACRES

TRACT 5
23.00 ACRES
(dually surveyed)

S 88°48'31" W 1592.56'

N 88°48'31" E 1592.21'

SET IRON ROD W/CAP
STAMPED "RPLS 6368"

EXISTING FENCELINE

S 00°27'18" W 711.58'

F.M. HIGHWAY 2814

POINT OF BEGINNING
SET IRON ROD W/CAP
STAMPED "RPLS 6368"
E113,773,564.81
E2,513,712.83

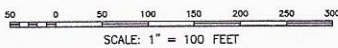
NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
2. (BEARING DISTANCE) INDICATES RECORD BEARING AND DISTANCE.

I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 02/05/19. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Cole E. Barton

COLE E. BARTON
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6368



26.00 ACRE TRACT

BEING OUT OF A 198.83 ACRE TRACT, BEING THAT SAME LAND CONVEYED BY THE H.A. FURRY ESTATE TO ANNABELLE FURRY, TRUSTEE OF THE H.A. FURRY TRUST, AND DESCRIBED IN WARRANTY DEED DATED JUNE 12, 1972 AND RECORDED IN VOLUME 353, PAGE 355 OF THE DEED RECORDS OF GONZALES COUNTY, TEXAS, OUT OF THE H.A. WILLIAMS SURVEY, ABSTRACT 82, BEING LOCATED IN GONZALES COUNTY, TEXAS.

Completion Date: 5-8-19	File Name: TRACT6
Scale: 1"=100'	Surveyed by: CB/LB
Drawn by: KS	Checked by: AF/CB



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

26.00 ACRE TRACT

Field Notes Description

26.00 acres out of the M.A. Williams Survey, Abstract 82, being out of a 196.83 acre tract conveyed by the H.A. Furrh Estate to Annabelle Furrh, Trustee of the H.A. Furrh Bypass Trust, and described in Warranty Deed dated June 12, 1972 and recorded in Volume 383, Page 335 of the Deed Records of Gonzales County, Texas.

Being more fully described by metes and bounds as follows:

COMMENCING: at a 5/8" iron rod with cap stamped "RPLS 6368", (Y = 13,774,194.12, X = 2,513,717.9), set at the southeast corner of a 22.27 acre tract, dually surveyed, at the northeast corner of a 23.00 acre tract (dually surveyed), and at the west right of way line of F.M. Highway 2814;

THENCE: along the west right of way line of F.M. Highway 2814 and the east line of this herein described tract the following course:

S 00°28'03" W -342.58 feet to a fence post found, for an angle corner of this herein described tract;

S 00°27'18" W -286.94 feet to **THE POINT OF BEGINNING**, a 5/8" iron rod with cap stamped "RPLS 6368", at the southeast corner of said 23.00 acre tract, for the northeast corner of this herein described tract;

THENCE: **S 00°27'18" W -711.58 feet** along the west right of way line of F.M. Highway 2814 and the east line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set, on the west right of way line of F.M. Highway 2814, at the northeast corner of a 23.42 acre tract conveyed to Lenore Mitchell Estate in Volume 158, Page 205 of the Official Records of Gonzales County, Texas, for the southeast corner of this herein described tract;

THENCE: **S 88°48'31" W -1,592.36 feet** along the north line of said 23.42 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 southeast corner of a 49.90 acre tract, dually surveyed, on the north line of said 23.42 acre tract, for the southwest corner of this herein described tract;

THENCE: **N 00°28'03" E -711.59 feet** along the east line of said 49.90 acre tract and the west line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at the southwest corner of said 23.00 acre tract, on the east line of said 49.90 acre tract, for the northwest corner of this herein described tract;

THENCE: **N 88°48'31" E -1,592.21 feet** along the south line of said 23.00 acre tract and the north line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 26.00 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "26.00 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. 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.

April 9, 2019
Job No. 1902001
KS