



**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

92.83 ACRE TRACT

Field Notes Description

92.83 acres of land out of the Samuel Millet League, Abstract 70, being that same tract conveyed from George R. and Lexie M. Davis to Lexie M. Davis, Trustee of the George R. Davis and Lexie M. Davis Trust, in General Warranty Deed dated February 28, 2006, and recorded in Volume 1459, Page 627, of the Official Records of Fayette County, Texas.

Being more fully described by metes and bounds as follows:


- BEGINNING:** at a fence corner post found at the southwest corner of a 3.0 acre tract conveyed to Scurlock Oil Company in Volume 559, Page 858, of the Deed Records of Fayette County, Texas and in the east right of way line of State Highway 95, for the northwest corner of this herein described tract;
- THENCE:** S 80°05'54" E -1200.52 feet along the south line of said 3.0 acre tract and the north line of this herein described tract to a fence corner post found in the south line of the remainder of a 39.34 acre tract conveyed to Matilda Hanzelka in Volume 216, Page 250, of the Deed Records of Fayette County, Texas, said 39.34 acre remainder being part of a 393.0 acre tract conveyed to Hanzelka Farm, for an angle corner of this herein described tract;
- THENCE:** N 89°03'36" E -1295.67 feet along the south line of said 39.34 acre tract remainder and continuing along the north line of this herein described tract to a fence corner post found at an interior corner of said 39.34 acre tract remainder for the northeast corner of this herein described tract;
- THENCE:** S 01°53'40" E -610.07 feet along a west line of said 39.34 acre tract remainder and the east line of this herein described tract to a point in the west line of a 170.0 acre tract conveyed to Henry and Matilda Hanzelka in Volume 216, Page 254, of the Deed Records of Fayette County, Texas, said 170.0 acre tract being part of a 393.0 acre tract conveyed to Hanzelka Farm, for an angle corner of this herein described tract;
- THENCE:** S 02°14'59" E -2096.85 feet along the west line of said 170.0 acre tract and the east line of this herein described tract to a 1/2" iron rod found at the easterly northeast corner of a 76.08 acre tract conveyed to Joseph Ronald Harbick in Volume 1203, Page 371, for the southeast corner of this herein described tract;
- THENCE:** S 87°27'02" W -1023.48 feet along a north line of said 76.08 acre tract and the easterly south line of this herein described tract to a fence corner post found at an interior corner of said 76.08 acre tract, for the easterly southwest corner of this herein described tract;
- THENCE:** N 02°43'49" W -1436.27 feet along an east line of said 76.08 acre tract and the southerly west line of this herein described tract to a 1" iron pipe found at the southeast corner of a 28.0 acre tract conveyed to Steven Mares in Volume 1455, Page 250, of the Official Records of Fayette County, Texas, for an angle corner of this herein described tract;
- THENCE:** N 02°28'46" W -661.36 feet along the east line of said 28.0 acre tract and continuing along the southerly west line of this herein described tract to a fence corner post found at the northeast corner of said 28.0 acre tract for an interior corner of this herein described tract;

THENCE: S 88°45'55" W -1789.89 feet along the north line of said 28.0 acre tract and the westerly south line of this herein described tract to a fence corner post found at the northwest corner of said 28.0 acre tract and in the east right of way line of said State Highway 95, for the westerly southwest corner of this herein described tract;

THENCE: along the east right of way line of said State Highway 95 and the northerly west line of this herein tract a curve to the right, having a radius of 2973.78 feet, a delta angle of 18°09'08", an arc length of 942.14 feet, and a chord bearing of N 20°29'12" E a distance of 938.21 feet to the **POINT OF BEGINNING**, containing within these metes and bounds a 92.83 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "92.83 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.

September 6, 2018.
Job No. 1808011
DJ


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R.P.L.S. No. 6368

