





2321 TROPICAL WIND DRIVE, CORPUS CHRISTI, TX 78414 | (361) 208-4284
TEXAS LICENSED SURVEYING FIRM 10194009
THE INTERSECTION OF QUALITY AND EFFICIENCY

INST. #:20-08070
Vol:1973 Page:115

81.49 ACRE TRACT

Field Notes Description

Being part of the J.A. Sargeant League, A-91, also being the same tract conveyed from Thomas A. Stanzel, et al to Charles E. McMahan & wife Patricia L. McMahan by Warranty Deed with Vendor's Lien dated September 6, 1994 and recorded in Volume 905, Page 345, Official Records of Fayette County, Texas, located in Fayette County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING: at a 3/8" iron rod, (Y = 13,809,510.77, X = 2,645,419.46), found in the north right of way line of Holub Road and at the southeast corner of a 33.20 acre tract conveyed to James A. Holub in Volume 657, Page 404 of the Deed Records of Fayette County, Texas, for the southwest corner of this herein described tract;

THENCE: N 02°01'01" W -1,886.97 feet along the east line of said 33.20 acre tract and the west line of this herein described tract to a point at the northeast corner of said 33.20 acre tract and in the south boundary line of a 33.2 acre tract conveyed to Patsy Holub by Will, whence a 3" steel post found bears S 23°46'13" E - 1.04 feet, for the northwest corner of this herein described tract;

THENCE: N 88°09'40" E -1,912.80 feet along the south boundary line of said 33.2 acre tract and the north line of this herein described tract to 10" spike set at the southeast corner of said 33.2 acre tract and in the west right of way line of Company Field Road, for the northeast corner of this herein described tract;

THENCE: along the west right of way line of said Company Field Road and the east line of this herein described tract:
S 06°42'10" W -179.10 feet, to a 5/8" iron rod with cap stamped "RPLS 6368" set,
S 00°39'34" W -145.10 feet, to a 5/8" iron rod with cap stamped "RPLS 6368" set,
S 01°48'59" E -1,569.70 feet, to a 5/8" iron rod with cap stamped "RPLS 6368" set, at the intersection of the west right of way line of said Company Field Road and the north right of way line of said Holub Road, for the southeast corner of this herein described tract;

THENCE: S 88°18'30" W -1,873.40 feet along the north right of way line of said Holub Road and the south line of this herein described tract, to the **POINT OF BEGINNING**, containing within these metes and bounds an 81.49 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "81.49 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 with 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.

GF NO. 25978
December 21, 2020
Job No. 2012023
KS


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

