



**BARTON**  
& ASSOCIATES  
LAND SURVEYING

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

## 10.36 ACRE TRACT

### Field Notes Description

Being out of the C. Brown Survey, Abstract 82, Lavaca County, Texas, also being that same land described in Partition Deed dated November 19, 1987 and recorded in Volume 408, Page 827 of the Deed Records of Lavaca County, Texas.

Being more fully described by metes and bounds as follows:

**BEGINNING:** at a 1/2" iron rod, (Y = 13,636,215.97, X = 2,693,847.46), found at the northwest corner of a 58.63 acre tract conveyed to Lori Muschalek et al, in Volume 691, Page 118 of the Official Records of Lavaca County, Texas, in the east line of a 50.77 acre tract, dually surveyed, and in the margins of County Road 18, for the southwest corner of this herein described tract;

**THENCE:** along the margins of said County Road 18, the east line of said 50.77 acre tract, and the west line of this herein described tract the following course:

N 25°05'43" E -84.43 feet to a point;

**THENCE:** N 30°30'14" E -79.41 feet to a point;

**THENCE:** N 33°12'29" E -183.45 feet to a point;

**THENCE:** N 37°29'45" E -157.11 feet to a point;

**THENCE:** N 44°55'44" E -182.73 feet to a point;

**THENCE:** N 50°26'57" E -192.78 feet to a point at the northeast corner of said 50.77 acre tract, and in the south line of a 372.00 acre tract conveyed to the Fenner-Stormont Family in Volume 197, Page 159 of the Official Records of Lavaca County, Texas, for the northwest corner of this herein described tract;

**THENCE:** N 83°19'59" E -along the south line of said 372.00 acre tract and the north line of this herein described tract at 35.09 feet passing a 5/8" iron rod with cap stamped "RPLS 6368" set for a line marker at the northwest corner of a 50 foot wide roadway easement described in Volume 408, Page 899 of the Deed Records of Lavaca County, Texas, and continuing along the south line of said 372.00 acre tract, the north line of this herein described tract, and the north line of said 50 foot wide roadway easement, **in all a total distance of 383.62 feet** to a 5/8" iron rod with cap stamped "RPLS 6368" set at a northwest corner of a 75.01 acre tract conveyed to Lynn Dian Bryan Life Estate in Volume 467, Page 577 of the Official Records of Lavaca County, Texas, for the northeast corner of this herein described tract;

**THENCE:** S 07°00'31" E -600.45 feet along the west line of said 75.01 acre tract and the east line of this herein described tract to an axle found at the northeast corner of said 58.63 acre tract, for the southeast corner of this herein described tract;

**THENCE:** S 82°58'36" W -1011.80 feet along the north line of said 58.63 acre tract and the south line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 10.36 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "50.77 ACRE TRACT & 10.36 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.

May 12, 2022  
Job No. 2204027  
DJ

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

