

LINE	BEARING	DISTANCE
L1	S 86°52'39" W	269.53'
L2	S 88°24'35" W	270.88'
L3	S 00°40'02" W	214.75'
L4	S 00°40'02" W	122.01'
L5	N 88°32'13" E	288.36'
L6	N 02°26'03" W	217.23'

POINT OF BEGINNING
TRACT 1
FOUND FENCE
CORNER POST
Y = 13,818,023.78
X = 2,697,958.04

82.73 ACRES
JOHN JR &
ANN TATUM
VOL. 1139, PG. 778
O.R.F.C., TX.

S.F. KNIGHT
A-62

FOUND 2" IRON PIPE

(N 89°24'00" E 920.77')
N 87°22'41" E 919.95'

(N 56°08'38" E 900.20')
N 54°14'23" E 899.44'

(S 00°16'36" E 1042.71')
S 02°20'03" E 670.86'

371.44' FAREK-LOTH ROAD
(S 00°11'33" E 733.16')
S 02°07'05" E 418.22'

N 02°26'03" W 526.92'

TRACT 1
16.86 ACRES

FOUND 1/2" IRON ROD

500.00'
S 83°09'57" W

S 74°08'00" W 945.50'

POINT OF BEGINNING
TRACT 2
FOUND 3/8" IRON ROD
Y = 13,816,982.32
X = 2,598,001.49

TRACT 2
14.92 ACRES

S 88°02'16" W 1387.24'

FOUND 3/8" IRON ROD

SHED

STALL

FOUND 3/8" IRON ROD

POINT OF BEGINNING
TRACT 3
FOUND 3/8" IRON ROD
Y = 13,816,645.43
X = 2,598,015.06

TRACT 3
16.00 ACRES

S 88°01'41" W 1667.23'

(N 00°28'13" W 1601.93')
N 02°26'03" W 438.95'

N 02°26'03" W 418.43'

TRACT 4
16.00 ACRES

S 88°01'17" W 1664.92'
(N 90°00'00" W 1664.68')

FOUND 3/8" IRON ROD

POINT OF BEGINNING
TRACT 4
FOUND 3/8" IRON ROD
Y = 13,816,013.44
X = 2,598,042.13

75.00 ACRES
GINGER MUESSE
VOL. 911, PG. 202
O.R.F.C., TX.

38.00 ACRES
RAY ANTHONY
SURMAN SR
VOL. 1861, PG. 132
O.R.F.C., TX.

LEGEND

FENCE
OH OVERHEAD UTILITIES
PP POWER POLE
TPED TELEPHONE PEDESTAL
O SET 5/8" IRON ROD WITH CAP STAMPED "RPLS 8368"

NOTES:

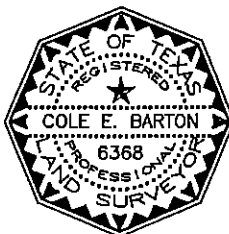
1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
2. (BEARING DISTANCE) INDICATES RECORD BEARING AND DISTANCE.

150 0 150 300 450 600 750 900
SCALE: 1" = 300 FEET

I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 06/04/21. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Cole E. Barton

COLE E. BARTON
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 8368



BARTON & ASSOCIATES
LAND SURVEYING

2421 TROPICAL WIND DRIVE, DALLAS, TEXAS 75244 | (214) 299-1284
TEXAS LICENSED SURVEYORS FROM 1928-1994
THE INTERNATIONAL BOARD OF STANDARDS

63.77 ACRE DIVIDE

BEING OUT OF THE S.F. KNIGHT LEAGUE, ABSTRACT 82, FAYETTE COUNTY, TEXAS, AND ALSO BEING OUT OF THAT SAME 63.77 ACRE TRACT CONVEYED TO THE ERNEST E. SURMAN SR. ESTATE.

Completion Date: 06/08/21 File Name: 63.77DN
Scale: 1"=300' Surveyed by: CB/LB
Drawn by: DJ Checked by: AF/CB

JOB #: 2106004

Exhibit "A"



**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

TRACT 3 – 16.00 ACRE

Field Notes Description

Being out of the S.F. Knight League, Abstract 62, Fayette County, Texas, and also being out of that same 63.77 acre tract conveyed to the Ernest E. Surman Sr. Estate.

Being more fully described by metes and bounds as follows:

BEGINNING: at a 3/8" iron rod, (Y = 13,816,645.43, X = 2,598,015.06), found at the southeast corner of a 2.16 acre tract conveyed to Darin and Elizabeth Beyer in Volume 1912, Page 174 of the Official Records of Fayette County, Texas, at a northeast corner of said 63.77 acre tract, and in the west right of way line of Farek-Loth Road, for the easterly northeast corner of this herein described tract;

THENCE: S 02°07'05" E -314.26 feet along the west right of way line of said Farek-Loth Road, an east line of said 63.77 acre tract, and the southerly east line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at the northeast corner of Tract 4, a 16.00 acre tract (dually surveyed), for the southeast corner of this herein described tract;

THENCE: S 88°01'41" W -1667.23 feet across said 63.77 acre tract and along the north line of said Tract 4 and the south line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at the northwest corner of said Tract 4, in the west line of said 63.77 acre tract, and in the east line of a 75.00 acre tract conveyed to Ginger Muesse in Volume 911, Page 202 of the Deed Records of Fayette County, Texas, for the southwest corner of this herein described tract;

THENCE: N 02°26'03" W -438.95 feet along the east line of said 75.00 acre tract, the west line of said 63.77 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 Tract 1, a 14.92 acre tract (dually surveyed), for the northwest corner of this herein described tract;


THENCE: N 88°02'16" E -1387.24 feet across said 63.77 acre tract and along a south line of said Tract 2 and the westerly north line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set in the west line of said 2.16 acre tract and in an east line of said 63.77 acre tract, for the westerly northeast corner of this herein described tract;

THENCE: S 00°40'02" W -122.01 feet along the west line of said 2.16 acre tract, an east line of said 63.77 acre tract, and the northerly east line of this herein described tract to a 3/8" iron rod found at the southwest corner of said 2.16 acre tract and at an interior of said 63.77 acre tract, for the interior corner of this herein described tract;

THENCE: N 88°32'13" E -288.36 feet along the south line of said 2.16 acre tract, a north line of said 63.77 acre tract, and the easterly north line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 16.00 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "63.77 ACRE DIVIDE," 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.

June 8, 2021
Job No. 2106004
DJ


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

