



BARTON & ASSOCIATES LAND SURVEYING

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

0.89 ACRE TRACT Field Notes Description

Being Lots 216-218, Boca Chica, Section IV, Jackson County, Texas, recorded in Slide 162-B, Plat Records of Jackson County, Texas, also being made up of the same tract (Lot 216) conveyed from Gene W. Finn to Mark Porter in General Warranty Deed dated November 9, 2015, and recorded in Volume 499, Page 383 of the Official Records of Jackson County, Texas, the same tract (Lot 217) conveyed from Sheriff A. J. "Andy" Louderback to Mark and Vicki Porter in Deed Under Order of Sale in Tax Suits dated February 7, 2017 and recorded in Volume 531, Page 488 of the Official Records of Jackson County, Texas, and the same tract (Lot 218) conveyed from Mark Porter to Vicky Porter in Warranty Deed dated November 7, 2017 and recorded in Volume 546, Page 93 of the Official Records of Jackson County, Texas, located in Jackson County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING: at a 5/8" iron rod (Y=13,439,286.88, X=2,806,910.44) found, at the intersection of the north right of way line of Porpoise Drive and the east right of way line of Herrin Lane and at the southwest corner of said Lot 218, for the southwest corner of this herein described tract;

THENCE: N 02°28'40" W -206.35 feet along the east right of way line of said Herrin Lane, the west line of said Lot 218, and the west line of this herein described tract to a 1/2" iron rod found, at the northwest corner of said Lot 218 and at the southwest corner of Lot 203 conveyed to Christopher and Mireya Sarchet in Volume 601, Page 240 of the Official Records of Jackson County, Texas, for the northwest corner of this herein described tract;

THENCE: N 82°05'33" E -199.76 feet, along the south line of said Lot 203 and the north line of this herein described tract to a 5/8" iron rod found, at the southeast corner of Lot 205 conveyed to Bonnie Gibson in Volume 410, Page 967 of the Official Records of Jackson County, Texas, at the southwest corner of Lot 206 conveyed to Francisco Alfred Garcia and Meiyang Linn in Volume 622, Page 700 of the Official Records of Jackson County, Texas, at the northwest corner of Lot 215 conveyed to Jacinto Cerda Galvan in Volume 583, Page 829 of the Official Records of Jackson County, Texas, and at the northeast corner of said Lot 216, for the northeast corner of this herein described tract;

THENCE: S 02°24'17" E -184.59 feet along the west line of said Lot 215, the east line of said Lot 216, and the east line of this herein described tract, to a 5/8" iron rod found, at the southwest corner of said Lot 215, the southeast corner of said Lot 216, and in the north right of way line of said Porpoise Drive, for the southeast corner of this herein described tract;

THENCE: S 76°08'47" W -184.22 feet along the north right of way line of said Porpoise Drive, the south line of said Lot 216, and the south line of this herein described tract to a point, at the beginning of a curve to the left, for an angle corner of this herein described tract;

THENCE: along the south line of said Lot 218, continuing along the north right of way line of said Porpoise Drive, and the south line of this herein described tract, **with a curve turning to the left with an arc length of 18.54 feet, with a radius of 260.83 feet, with a chord bearing of S 74°01'20" W, with a chord length of 18.53 feet to the POINT OF BEGINNING**, containing within these metes and bounds a 0.89 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "0.89 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.

July 22, 2022
Job No. 2207029
KS


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

