



# 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

## 0.26 ACRE TRACT

### Field Notes Description

**0.26 acres of land out of the J. Hallett Survey, Abstract 217, being all of Lot 5 of the Striebeck Subdivision in the City of Hallettsville, Lavaca County, Texas, and being that same tract conveyed by Hazel Timm to Allan R. Timm and Sharon Timm Bujan in Special Warranty Deed dated April 1, 2011 and recorded in Volume 538, Page 784 of the Official Records of Lavaca County, Texas.**

Being more fully described by metes and bounds as follows:

**BEGINNING:** at a 1/2" iron rod, (Y = 13,716,956.73, X = 2,625,689.43), found at the southeast corner of a 0.26 acre tract being Lot 3 of the Striebeck Subdivision, conveyed to Patricia A. Grasshoff in Volume 741, Page 330 of the Official Public Records of Lavaca County, Texas, and in the north right of way line of Suffolk Lane, for the southwest corner of this herein described tract;

**THENCE:** N 12°24'04" W -along the east line of said Lot 3 and the west line of this herein described tract at 96.96 feet past a fence corner post found for a line marker, **in all a total distance of 97.50 feet**, to a point at the northeast corner of said Lot 3, and at the southwest corner of a 0.26 acre tract being Lot 6 of the Ridgecrest Subdivision, conveyed to the Thomas Wayne and Deborah L. Tumis Life Estate in Volume 751, Page 36 of the Official Public Records of Lavaca County, Texas, for the northwest corner of this herein described tract;

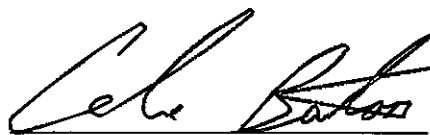
**THENCE:** N 77°35'56" E -114.90 feet along the south line of a said Lot 6 and the north line of this herein described tract to a fence corner post found at the southeast corner of said Lot 6 and at the northwest corner of a 0.26 acre tract being Lot 7 of the Striebeck Subdivision conveyed to Randall A. Wagner in Volume 335, Page 661 of the Official Records of Lavaca County, Texas, for the northeast corner of this herein described tract;

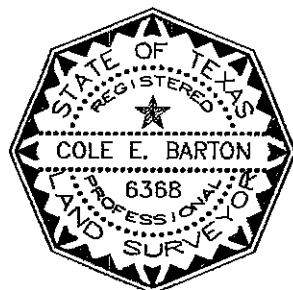
**THENCE:** S 12°24'04" E -97.50 feet along the west line of a said Lot 7 and the east line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at the southwest corner of said Lot 7 and in the north right of way line of said Suffolk Lane, for the southeast corner of this herein described tract;

**THENCE:** S 77°35'56" W -114.90 feet along the north right of way line of said Suffolk Lane and the south line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 0.26 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "0.26 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.

February 15, 2019  
Job No. 1902003  
DJ

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



0.26 ACRES  
LOT 4  
RIDGECREST  
JAMES A & JUDY L. EVANS  
VOL. 553, PG. 202  
O.P.R.L.C.,TX.

**J. HALLETT  
A-217**

0.26 ACRES  
LOT 6  
RIDGECREST  
THOMAS WAYNE & DEBORAH L  
TUMIS LIFE ESTATE  
VOL. 751, PG. 36  
O.P.R.L.C.,TX.

0.26 ACRES  
LOT 8  
RIDGECREST  
WILLIAM BRANDON  
ROBERTS  
VOL. 567, PG. 493  
O.R.L.C.,TX.

FOUND FENCE  
CORNER POST  
AT 96.96'

N 77°35'56" E 114.90'

(N 78°52'00" E 114.90')

FOUND FENCE  
CORNER POST

TPED  
0.5'

**0.26 ACRE  
TRACT**

SHED

PORCH

AC

ONE STORY  
2,687 SQ. FT.  
HOUSE

PORCH

CONCRETE  
DRIVE

SIDEWALK

TRANSFORMER  
BOX

N 12°24'04" W 97.50'  
(N 11°08'00" W 97.50')

(S 11°08'00" E 97.50')  
S 12°24'04" E 97.50'

0.26 ACRES  
LOT 3  
STRIEBECK  
PATRICIA A GRASSHOFF  
VOL. 741, PG. 330  
O.P.R.L.C.,TX.

0.26 ACRES  
LOT 7  
STRIEBECK  
RANDALL A WAGNER  
VOL. 335, PG. 661  
O.R.L.C.,TX.

(S 78°52'00" W 114.90')

S 77°35'56" W 114.90'

**SUFFOLK LANE**

FOUND 1/2"  
IRON ROD AT  
S 77°33'05" W  
114.55'

POINT OF BEGINNING  
FOUND 1/2" IRON ROD  
Y = 13,716,956.73  
X = 2,625,689.43

SET 5/8"  
IRON ROD  
WITH CAP  
STAMPED  
"RPLS 6368"

FOUND 1/2"  
IRON ROD AT  
N 77°40'47" E  
114.74'

FOUND 1/2"  
IRON ROD AT  
S 12°34'44" E  
30.69'

**LEGEND**

- x— FENCE
- WM<sub>e</sub> WATER METER
- WV<sub>X</sub> WATER VALVE
- TPED<sub>□</sub> TELEPHONE PEDESTAL

**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.

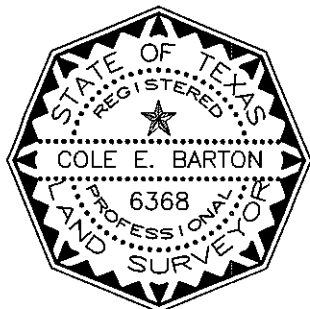


SCALE: 1" = 20 FEET

I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 02/04/19. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*Cole E. Barton*

COLE E. BARTON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6368



**BARTON  
& ASSOCIATES  
LAND SURVEYING**

2321 TROPICAL WIND DRIVE, CORPUS CHRISTI, TX 78414 | (561) 208-4284  
TEXAS LICENSED SURVEYING FIRM 10194009  
THE INTERSECTION OF QUALITY AND EFFICIENCY

**0.26 ACRE TRACT**

0.26 ACRES OF LAND OUT OF THE J. HALLETT SURVEY, ABSTRACT 217, BEING ALL OF LOT 5 OF THE STRIEBECK SUBDIVISION IN THE CITY OF HALLETTSVILLE, LAVACA COUNTY, TEXAS, AND BEING THAT SAME TRACT CONVEYED BY HAZEL TIMM TO ALLAN R. TIMM AND SHARON TIMM BUJAN IN SPECIAL WARRANTY DEED DATED APRIL 1, 2011 AND RECORDED IN VOLUME 538, PAGE 784 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS.

Completion Date: 2-15-19 | File Name: 0.26AC

Scale: 1"=20' | Surveyed by: CB/LB

Drawn by: DJ | Checked by: AF/CB

JOB #: 1902003