

**HEARITIGE SURVEYING, CO.**

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**FIELD NOTE DESCRIPTION OF 4.780 ACRES OF LAND OUT OF THE JESSE RICHARDS LEAGUE, ABSTRACT NO. 39, IN LAVACA COUNTY, TEXAS, AND BEING THAT SAME (4.778 ACRE) TRACT OF LAND CONVEYED TO JAMES C. SURMAN AND ELAINE MASSIE, AS TRUSTEES, IN A DEED AS RECORDED IN VOLUME 339 PAGE 332 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING at a 1/2" iron rod found at a fence corner post in the easterly right-of-way line of State Highway 95, being at the most northwesterly corner of that certain (17.074 acre) tract of land conveyed to Gary Phuoc Ba Tran and Thai Nga Tran in a deed as recorded in Volume 304 Page 507 of the Official Records of Lavaca County, Texas, and being at the most southwesterly corner of that certain (4.778 acre) tract of land conveyed to James C. Surman and Elaine Massie, as trustees, in a deed as recorded in Volume 339 Page 332 of the Official Records of Lavaca County, Texas, and being for the most southwesterly corner of the tract herein described, and from which another 1/2" iron rod found bears S 00 deg. 21' 27" W 435.39 feet,

THENCE, with the easterly right-of-way line of State Highway 95, N 00 deg. 33' 40" E 376.90 feet to a point in the interior of a 6" steel pipe fence post, being at the most westerly southwest corner of that certain (24.263 acre) tract of land conveyed to Robert S. Kocian and Lynda J. Kocian in a deed as recorded in Volume 211 Page 713 of the Official Records of Lavaca County, Texas, and being for the most northwesterly corner of this tract, and from which a 1/2" iron rod found bears N 00 deg. 25' 34" E 536.38 feet, and from said point a 4" X 4" concrete right-of-way monument found bears N 00 deg. 25' 34" E 387.50 feet,

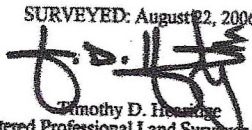
THENCE, leaving said right-of-way line, and with the southerly line of the Kocian tract, S 78 deg. 36' 37" E 32.62 feet to a point in the interior of a 6" steel pipe fence post, N 88 deg. 49' 10" E 209.84 feet to a 1/2" iron rod found at the base of a fence corner post, S 32 deg. 38" 42" E 79.43 feet to a 1/2" iron rod found at the base of a fence corner post, and N 85 deg. 14' 45" E 306.26 feet to a 1/2" iron rod found at the base of a fence corner post, being at the most northeasterly corner of this tract, and being at an interior corner of the Kocian tract,

THENCE, with the southerly west line of the Kocian tract, S 08 deg. 43' 01" E 280.62 feet to a 1/2" iron rod found at the base of a fence corner post in the northerly line of the Tran tract, being for the most southeasterly corner of this tract,

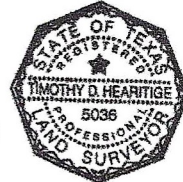
THENCE, with the northerly line of the Tran tract, S 65 deg. 40' 50" W 136.69 feet to a 1/2" iron rod found, and N 89 deg. 57' 15" W 511.46 feet to the PLACE OF BEGINNING, in all containing 4.780 acres of land.

SURVEYED: August 22, 2006

BY:



Timothy D. Hearitige  
Registered Professional Land Surveyor No. 5036



Unregistered ~~map~~ see accompanying map no. A 130048



# 19.76 ACRE TRACT

## Field Notes Description

Being out of a 24.263 acre tract described in General Warranty Deed with Vendor's Lien dated July 26, 2000 and recorded in Volume 211, Page 713 of the Official Records of Lavaca County, Texas, also comprised of a portion of the Jesse Richards League, Abstract-39.

Being more fully described by metes and bounds as follows:

**COMMENCING:** at a 1/2" iron rod found in the east right of way line of State Highway 95, at the southwest corner of a 23.00 acre tract conveyed to Donald R. Duet by deed recorded in Volume 3, Page 517, of the Official Records of Lavaca County, Texas, at the northwest corner of said 24.263 acre tract, and the northwest corner of a 4.50 acre tract (dually surveyed);

**THENCE:** N 87°39'11" E -345.11 feet along the south line of said 23.00 acre tract and the north line of said 4.50 acre tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at the northeast corner of a 4.50 acre tract (dually surveyed), for **POINT OF BEGINNING** and the northwest corner of this herein described tract;

**THENCE:** N 87°39'11" E -1142.60 feet continuing along the south line of said 23.00 acre tract and along the north line of this herein described tract to a point in the west line of a 46.40 acre tract conveyed to Donald R. Duet by deed recorded in Volume 3, Page 517 of the Official Records of Lavaca County, Texas, for the northeast corner of this herein described tract, whence a 3/8" iron rod found bears S 87° 39' 11" W - 0.97 feet;

**THENCE:** S 02°01'57" E -755.58 feet along the west line of said 46.40 and the east line of this herein described tract to a point at the northeast corner of a 5.074 acre tract conveyed to Gary Phuoc Tran and Thai Nga Tran by deed recorded in Volume 304, Page 507, of the Official Records of Lavaca County, Texas, for the southeast corner of this herein described tract, whence a 5/8" iron rod found bears N 75° 49' 44" W - 0.43 feet;

**THENCE:** S 80°51'30" W -861.90 feet along the north line of said 5.074 acre tract and the south line of this herein described tract to a point at the southeast corner of a 4.78 acre tract conveyed to Water Equipment and Treatment Services, Inc. by deed recorded in Volume 515, Page 146 of the Official Records of Lavaca County, Texas, for the southwest corner of this herein described tract, whence a 3/8" iron rod found bears N 07° 53' 03" E-0.56 feet;

**THENCE:** N 11°01'14" W -280.88 feet along the along the east line of said 4.78 acre tract and the southerly west line of this herein described tract to a 3/8" iron rod found at the northeast corner of said 4.78 acre tract, for an interior corner of this herein described tract;

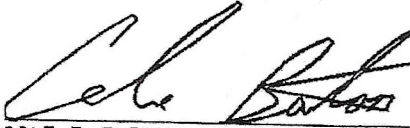
**THENCE:** S 83°00'42" W -230.01 feet along the north line of said 4.78 acre tract and the westerly south line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at the southeast corner of said 4.50 acre tract, for a southwest corner of this herein described tract;

**THENCE:** N 03°23'57" W -598.58 feet along the east line of said 4.50 acre tract and the west line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 19.76 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "19.76 acre tract," accompanies this document. No encroachments were found during this survey, unless noted. 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.

October 9, 2017

Job No. 1709018

  
COLE E. BARTON  
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