



2321 TROPICAL WIND DRIVE, CORPUS CHRISTI, TX 78414 | (361) 208-4284
TEXAS LICENSED SURVEYING FIRM 10194009
THE INTERSECTION OF QUALITY AND EFFICIENCY

56.22 ACRE TRACT

Field Notes Description

Being out of the Thomas Taylor League, Abstract 96, Fayette County, Texas, also being a portion of a 174.48 acre tract of land conveyed to John O. Wolters, et al by Decree Confirming Partition dated October 19, 2012 and recorded in Volume 1662, Page 804 of the Official Records of Fayette County, Texas.

Being more fully described by metes and bounds as follows:

- BEGINNING:** at a fence corner post, (Y = 13,790,443.53, X = 2,624,202.23), found in the south right of way line of Hermis Road, the north line of said 174.48 acre tract, at the northeast corner of a 77.00 acre tract (dually surveyed), for the easterly northwest corner of this herein described tract;
- THENCE:** N 87°59'12" E -748.18 feet along the south right of way line of said Hermis Road and the easterly north line of this herein described tract to a 1/2" iron rod found at the northwest corner of a 17.005 acre tract conveyed to Michael Hunt and Lisa Hunt in Volume 1798, Page 803 of the Official Records of Fayette County, Texas, for the northeast corner of this herein described tract;
- THENCE:** S 06°00'18" W -740.25 feet along the west line of said 17.005 acre tract and the east line of this herein described tract to a fence corner post found at the southwest corner of said 17.005 acre tract and the northwest corner of a 19.496 acre tract conveyed to Bill and Karen Spillers in Volume 1197, Page 389 of the Official Records of Fayette County, Texas, for an angle corner of this herein described tract;
- THENCE:** S 03°13'45" E -909.01 feet along the west line of said 19.496 acre tract and continuing along the east line of this herein described tract to a 1/2" iron rod found at the southwest corner of said 19.496 acre tract and the northwest corner of a 15.00 acre tract conveyed to Raymond and Billie Urban in Volume 1178, Page 23 of the Official Records of Fayette County, Texas, for an angle corner of this herein described tract;
- THENCE:** S 03°15'48" E -725.54 feet along the west line of said 15.00 acre tract and continuing along the east line of this herein described tract to a 1/2" iron rod found in the north line of an 81.173 acre tract conveyed to Norbert and Rebecca Dittrich in Volume 1171, Page 49 of the Official Records of Fayette County, Texas, and at the southwest corner of said 15.00 acre tract, for the southeast corner of this herein described tract;
- THENCE:** S 87°25'24" W -1198.07 feet along the north line of said 81.173 acre tract and the south line of this herein described tract to a 1/2" iron rod found at an angle corner of said 81.173 acre tract, for an interior corner of this herein described tract;
- THENCE:** S 46°18'16" W -294.45 feet along the northwest line of said 81.173 acre tract and a southeast line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set, at the southerly southeast corner of said 77.00 acre tract, for the southwest corner of this herein described tract;
- THENCE:** N 00°46'56" E -1349.42 feet along the southerly east line of said 77.00 acre tract and southerly west line of this herein described tract to a fence corner post found at an interior corner of said 77.00 acre tract, for the westerly northwest corner of this herein described tract;
- THENCE:** N 87°26'28" E -630.22 feet along a south line of said 77.00 acre tract and the westerly north line of this herein described tract to a fence corner post found at the southeast corner of said 77.00 acre tract, for an interior corner of this herein described tract;

THENCE: **N 00°02'57" W -1221.68 feet** along the northerly east line of said 77.00 acre tract and the northerly west line of this herein described tract to the ***POINT OF BEGINNING***, containing within these metes and bounds a 56.22 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as “56.22 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

October 13, 2020
Job No. 2006021
AF

