



13.39 ACRE TRACT

Field Notes Description

Survey of 13.39 acres of land out of the John May League, Abstract 34, in DeWitt County, Texas, also being that same land conveyed to Jason and Larissa Garcia in Warranty Deed dated January 7, 2016 and recorded in Volume 559, Page 718 of the Official Public Records of DeWitt County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING: at a 5/8" iron rod, (Y = 13,652,383.57, X = 2,557,811.66), found at an east right of way corner of Hickey Street and in the northwest line of a 96.86 acre tract conveyed to Muecke Family Partnership in Volume 57, Page 908 of the Deed Records of DeWitt County, Texas, for the south corner of this herein described tract;

THENCE: N 49°49'33" W - 36.06 feet along the northeast right of way line of said Hickey Street and a southwest line of this herein described tract to a 5/8" iron rod found at the south corner of a 4.40 acre tract conveyed to the City of Yoakum, for the southerly west corner of this herein described tract;

THENCE: N 43°03'57" E - 196.44 feet along the southeast line of said 4.40 acre tract and a northwest line of this herein described tract to a 5/8" iron rod found at the east corner of said 4.40 acre tract, for an interior corner of this herein described tract;

THENCE: N 21°30'03" W - along a northeast line of said 4.40 acre tract and a southwest line of this herein described tract at 441.45 feet passing a 5/8" iron rod with cap "RPLS 6368" set for a line marker on the southeast bank of a branch, **in all a total distance of 473.80 feet** to a point in said creek, for the central west corner of this herein described tract;

THENCE: - along said branch and a west line of this herein described tract the following course:

N 40°06'28" E - 180.56 feet to a point;

THENCE: N 06°08'23" E - 53.52 feet to a found fence post;

THENCE: N 00°55'08" W - 70.09 feet to a found fence post;

THENCE: N 09°15'55" W - 50.90 feet to a found fence post;

THENCE: N 29°57'20" W - 58.43 feet to a found fence post;

THENCE: N 30°23'06" W - 91.97 feet to a 5/8" iron rod with cap "RPLS 6368" set at the north corner of a 0.25 acre tract conveyed to Alice Washington, for the northerly west corner of this herein described tract;

THENCE: N 45°31'36" E - 435.77 feet along a northwest line of this herein described tract and crossing Dunn Street to a 5/8" iron rod found in the northwest right of way line of said Dunn Street at the south corner of a 1.17 acre tract conveyed to Jason Garcia in Volume 586, Page 234 of the Official Public Records of DeWitt County, Texas, for an angle corner of this herein described tract;

THENCE: - along the northwest right of way line of said Dunn Street, the southeast line of said 1.17 acre tract, and continuing along a northwest line of this herein described tract a curve to the left having an arc length of 124.51 feet, a radius of 800.05 feet, a delta angle of 8°55'01", with a chord bearing of N 42°10'18" E and a chord length of 124.39 feet to a point in the northwest right of way line of said Dunn Street and at the west corner of a 5.5 acre tract conveyed to Yoakum ISD in Volume 100, Page 154 of the Deed Records of DeWitt County, Texas, for the north corner of this herein described tract;

THENCE: S 30°52'39" E - across said Dunn Street and along the southwest line of said 5.5 acre tract and the northeast line of this herein described tract at 67.68 feet passing a 5/8" iron rod found for a line marker, **in all a total distance of 247.12 feet** to a 5/8" iron rod found, for an angle corner of this herein described tract;

THENCE: S 20°17'16" E - **231.86 feet** continuing along the southwest line of said 5.5 acre tract and the northeast line of this herein described tract to a 5/8" iron rod found at the south corner of said 5.5 acre tract and at the west corner of a 3.44 acre tract conveyed to Yoakum ISD in Volume 338, Page 571 of the Deed Records of DeWitt County, Texas, for an angle corner of this herein described tract;

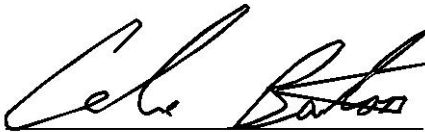
THENCE: S 46°42'42" E - **308.79 feet** along the southwest line of said 5.5 acre tract and continuing along the northeast line of this herein described tract to a 1/2" iron rod found at the south corner of said 3.44 acre tract and in the northwest line of said 96.86 acre tract, for the east corner of this herein described tract;

THENCE: S 43°24'29" W - **191.96 feet** along the northwest line of said 96.86 acre tract and the southeast line of this herein described tract to a 5/8" iron rod found, for an angle point of this herein described tract;

THENCE: S 44°56'18" W - **940.75 feet** continuing along the northwest line of said 96.86 acre tract and the southeast line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 13.39 acre tract, with 0.57 acres in said Dunn Street, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "**13.39 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 8, 2025
Job No. 2509018
DJ


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

