

0.402 ACRES

THE STATE OF TEXAS}
THE COUNTY OF CALHOUN}

BEING a 0.402-acre tract of land situated in the City of Port Lavaca, Calhoun County, Texas being Lots 5 & 6, Block 5 of the Lynnhaven Subdivision Replat according to the established map or plat thereof as recorded in Volume Z, Page 108 (Slide 91-A&B) of the Plat Records, Calhoun County, Texas and being that same tract of land described by General Warranty Deed with Vendor's Lien in favor of Third Party dated May 1, 2009, conveyed from Ty C. Harriss and wife, Melody Lou Harriss to Jacob Atchison as recorded in Instrument No. 116396 of the Official Public Records, Calhoun County, Texas, said 0.402-acre tract being particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" steel rebar with plastic cap stamped "G&W" along the northwest line of Bonham Street (a 60-foot Right-of-Way) marking the south corner of the aforesaid Lot 5, Block 5 and being the east corner of Lot 4, Block 5 of the aforesaid Lynnhaven Subdivision Replat for the south corner of the herein described tract;

THENCE, North 64°41'56" West (North 64°13'06" West), departing the northwest right-of-way line of said Bonham Street, with the common line between said Lots 4 & 5, Block 5, a distance of 110.34 (110.00) feet to a found 1/2" steel rebar with plastic cap stamped "G&W" marking a common corner between Lots 4, 5, 18, & 19, Block 5 of said Lynnhaven Subdivision Replat for the west corner of the herein described tract;

THENCE, North 41°55'24" East (North 42°27'56" East), along the common line between Lots 5, 6, 17, & 18, Block 5 of said Lynnhaven Subdivision Replat, a distance of 160.26 (160.00) feet to a found 1/2" steel rebar with plastic cap stamped "G&W" marking the north corner of said Lot 6, Block 5, being along the southeast line of said Lot 17, Block 5, and being the west corner of Lot 7, Block 5 of said Lynnhaven Subdivision Replat for the north corner of the herein described tract;

THENCE, South 58°39'04" East (South 58°06'33" East), along the common line between said Lots 6 & 7, Block 5, a distance of 131.16 (130.84) feet to a found 1/2" pipe along the northwest right-of-way line of said Bonham Street marking a common corner between said Lots 6 & 7, Block 5 for the east corner of the herein described tract;

THENCE, along the northwest right-of-way line of said Bonham Street and the southeast line of said Lot 6, Block 5, with a curve turning to the right having a radius of 254.94 feet, an arc length of 44.79 feet, and a delta angle of 10°03'56", with a chord bearing of South 53°38'39" West, and a chord length of 44.73 feet to a point along the northwest right-of-way line of said Bonham Street marking a point of reverse curvature to the left of the herein described tract;

THENCE, continuing along the northwest right-of-way line of said Bonham Street and the southeast line of said Lots 5 & 6, Block 5, with a reverse curve turning to the left having a radius of 299.98 feet, an arc length of 110.50 feet, and a delta angle of 21°06'21", with a chord bearing of South 49°18'29" West, and a chord length of 109.88 feet to the **POINT OF BEGINNING**, CONTAINING within these metes and bounds a 0.402-acre tract of land, more or less.

Basis of bearing is based on the Texas State Plane Coordinate System (NAD 83), South Central Zone (4204), Grid.

Reference is made to that Plat accompanying this Legal Description.

The foregoing legal description and accompanying survey plat were prepared from an actual survey made on the ground under my supervision in June, 2024 and are true and correct to the best of my knowledge and belief.



07/23/2024

True Line Construction Layout and Land Surveying
By: Michael K. Williams
Registered Professional Land Surveyor
Texas No. 6616



3-1057