

THE STATE OF TEXAS |
COUNTY OF CALHOUN |

63630

KNOW ALL MEN BY THESE PRESENTS:

That ALUMINUM COMPANY OF AMERICA, a Pennsylvania corporation, hereinafter called "Grantor," in consideration of the sum of Ten Dollars (\$10.00) paid to it in cash, the receipt of which is hereby acknowledged, has BARGAINED, GRANTED, SOLD and CONVEYED and by these presents does BARGAIN, GRANT, SELL and CONVEY unto the City of Port Lavaca, hereinafter called "Grantee," in Calhoun County, Texas, a right of way and easement for the purpose of constructing, operating, repairing, maintaining and removing a sanitary sewer line across certain property owned by Grantor in the Lynnhaven Addition to the City of Port Lavaca, Texas, as shown by the plat thereof recorded in Volume "Z", Page 108, of the Map and Plat Records of Calhoun County, Texas, said right of way and easement being twenty (20) feet in width and extending ten (10) feet on each side of the following described center line:

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BEGINNING at a point South 88 deg. 19 min. East 15 feet from the common westerly corner of Lots 16 and 17 in Block No. 8 of Lynnhaven Addition to the City of Port Lavaca, Texas, as shown by the plat thereof recorded in Volume "Z", Page 108, of the Map and Plat Records of Calhoun County, Texas;

THENCE South 2 deg. 29 min. West at 85 feet crossing the common boundary line between Lot 17 and Lot 18 in Block No. 8 of Lynnhaven Subdivision and continuing along said course a total distance of 329 feet;

THENCE South 26 deg. 17 min. East, at 129 feet crossing the north boundary of a 100' road easement between Block No. 8 and Block No. 10 of

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Lynnhaven Subdivision, at 229 feet crossing the south boundary of said 100' road easement and continuing along said course a total distance of 420 feet;

THENCE South 46 deg. 54 min. East, at 313.4 feet crossing the north boundary of a 50' road easement in Block No. 10 of Lynnhaven Subdivision, at 365.4 feet crossing the south boundary of said road easement, and continuing along said course a total distance of 421.4 feet;

THENCE South 12 deg. 5 min. East 177 feet;

THENCE South 4 deg. 14 min. West 259.5 feet to a point 30 feet north of the north boundary of a tract of 2.14 acres being the site of the Sewage Treatment Plant of the City of Port Lavaca as shown by said recorded plat of Lynnhaven Subdivision, being the point of termination of said center line.

This conveyance is expressly made subject to all existing rights of way and easements covering or affecting any part of the above described property, as shown by the records of Calhoun County, Texas.

The above described right of way and easement is granted for the sole purpose of constructing, operating, repairing, maintaining and removing a sanitary sewer line and shall continue in force and effect only so long as said property is used for such purpose. If said right of way and easement shall be abandoned or if the Grantee, its successors or assigns, shall cease to use said right of way and easement for the purpose above set forth, all rights hereby granted shall terminate and revert to the Grantor.

The Grantor reserves the right for itself, its successors and assigns, to use the property covered by the above described right of way and easement for any purpose, provided

that such use does not interfere unreasonably with the exercise of the rights hereby granted to Grantee.

TO HAVE AND TO HOLD the above described right of way and easement unto Grantee, its successors and assigns, as long as the same shall be used in accordance with the terms and provisions of this instrument.

WITNESS THE EXECUTION HEREOF this 21st day of April, 1958.

ALUMINUM COMPANY OF AMERICA

By H. C. Erdine
Vice President

Handwritten initials: H.C. Erdine

WITNESSETH:

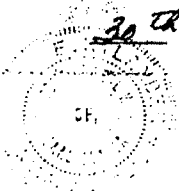
Cherty C. Conner
Ass't. Secretary

141-315

COMMONWEALTH OF PENNSYLVANIA |
COUNTY OF ALLEGHENY |

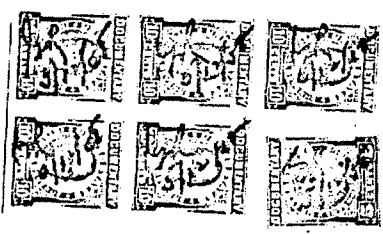
BEFORE ME, the undersigned authority, on this day personally appeared H. C. Erdine, Vice President of ALUMINUM COMPANY OF AMERICA, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed as the act and deed of said corporation and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30th day of April, A. D., 1958.



Carol C. Glender
Notary Public in and for
Allegheny County, PENNSYLVANIA

CAROL C. GLENDER, NOTARY PUBLIC
ALLEGHENY COUNTY, PENNSYLVANIA
MY COMMISSION EXPIRES SEPTEMBER 25, 1961



THE STATE OF TEXAS
COUNTY OF CALHOUN

I, MAURICE G. WOOD, County Clerk in and for said County, do hereby

certify that the foregoing instrument, dated the 21 day of April, 1958, with its certificate of authentication, was
filed for record in my office, on the 17 day of June, A. D. 1958, at 9:00
o'clock A. M., and duly recorded the 18 day of June, A. D. 1958,
at 10:04 o'clock A. M. in the Deed Records in said County.
in Vol. 141, on page 313-316.

Witness my hand and seal of the County Court of said County, at office in Port Lavaca, Texas, the day
and year last above named.

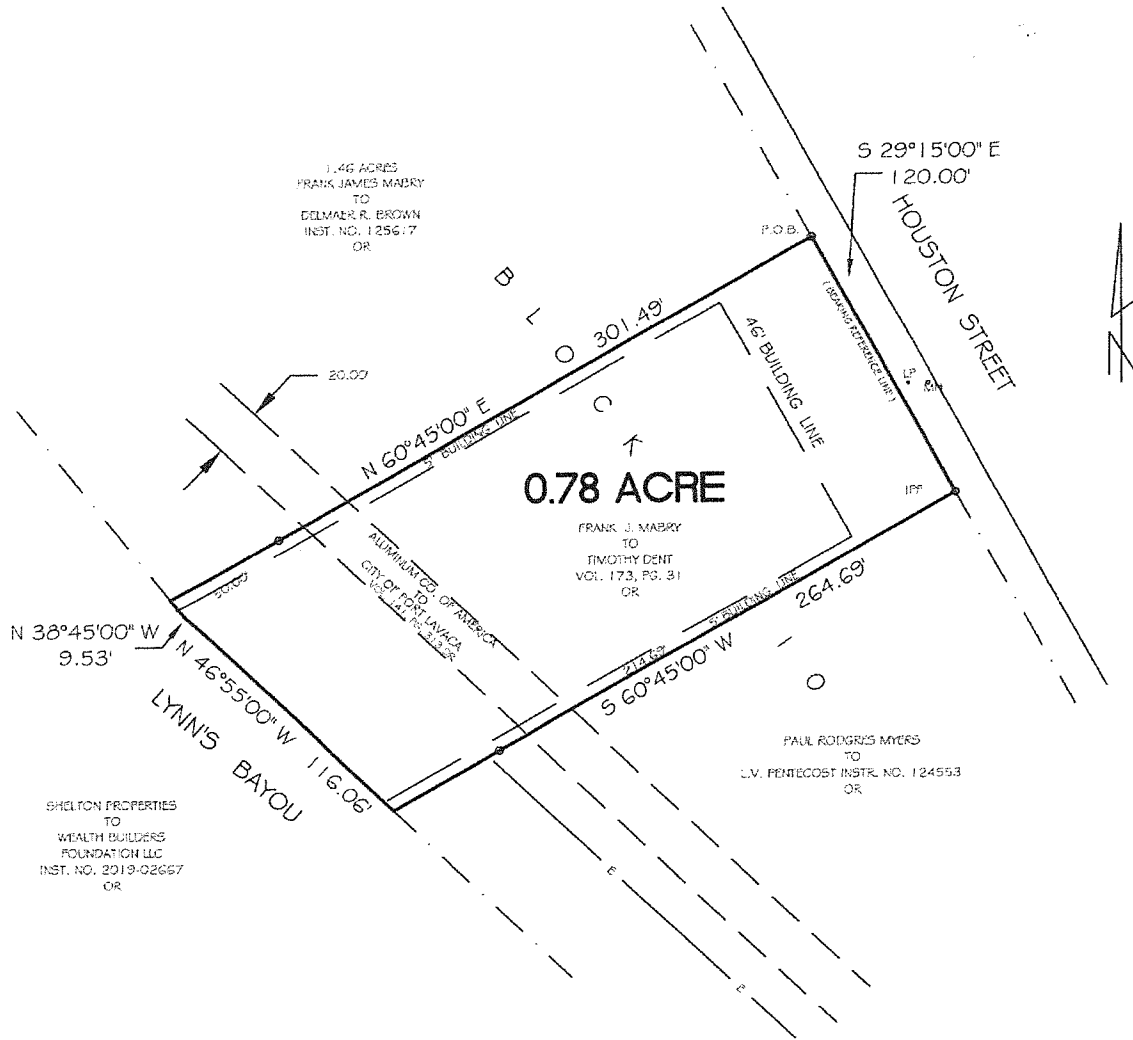
MAURICE G. WOOD
Clerk, County Court, Calhoun County

By Wanda Schilling, Deputy

LEGEND:
 O = 5/8 INCH IRON ROD FOUND
 IPF = IRON PIPE FOUND
 -E- = ELECTRIC LINE
 LP = LIGHT POLE
 MH = STORM SEWER MAN HOLE
 OR = OFFICIAL RECORDS
 DR = DEED RECORDS

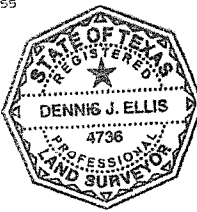
NOTES:
 1. BEARINGS ARE BASED ON A DEED RECORDED IN VOL. 173, PG. 31 OF THE OFFICIAL RECORDS OF CALHOUN COUNTY, TEXAS, AS SHOWN HEREON.
 2. ALL DISTANCES AND BEARINGS ARE DEED CALL UNLESS OTHERWISE NOTED
 3. RESTRICTIONS ARE PLOTTED BY RESTRICTIONS

SUBJECT TO:
 GF NO. 19-10-0652
 VOL. 67, PG. 16 DR (RESTRICTIONS)
 VOL. 69, PG. 464 DR (RESTRICTIONS)
 VOL. 92, PG. 91 DR (RESTRICTIONS)
 VOL. 279, PG. 949 DR (RESTRICTIONS)



I do hereby certify that this survey was made on the ground of the property legally described hereon on January 20, 2020, and that there are no apparent discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way, except as shown hereon and that said property has access to area from a dedicated roadway.

Dennis J. Ellis 01/21/20
 Dennis J. Ellis
 Registered Professional
 Land Surveyor
 Texas No. 4736



0.78 OF AN ACRE
 PORTION OF BLOCK 10
 LYNNHAVEN ADDITION
 ALEJANDRO ESPARZA SURVEY
 ABSTRACT NO. 12
 CALHOUN COUNTY, TEXAS

FIRM REGISTRATION NUMBER 10194034 RODARTE HOLDING CORP.

0.78 OF AN ACRE
FIELDNOTE DESCRIPTION

STATE OF TEXAS }

COUNTY OF CALHOUN }

Being 0.78 of an acre situated in and a part of the Alejandro Esparza Survey, Abstract No. 12, Calhoun County, Texas, and being a portion of Block 10 of Lynnhaven Addition to the City of Port Lavaca County, Texas, as shown on a plat of said addition recorded in Volume 2, Page 108 of the Plat Records of Calhoun County, Texas, also being the same as that certain 0.782 acre tract described in a deed from Frank J. Mabry to Timothy Dent recorded in Volume 173, Page 31 of the Official Records of Calhoun County, Texas. This 0.78 of an acre is more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the Southwest line of Houston Street for the North corner of said 0.782 acre tract, also being the East corner of a 1.46 acre tract described in a deed from Frank James Mabry to Demar R. Brown recorded in Instrument Number 125617 of the Official Records of Calhoun County, Texas:

THENCE, S 29 degrees, 15'00" E (bearing reference line) with the Southwest line of Houston Street a distance 120.00 feet to a 1/3 inch iron pipe found for the East corner of this 0.78 of an acre, also being the North corner of a tract of land described in a deed from Paul Rodgers Myers to L.V. Pentecost recorded in Instrument Number 124553 of the Official Records of Calhoun County, Texas;

THENCE, S 60 degrees, 45'00" W with the common line of this tract and said Pentecost tract, at 214.69 feet passing a 5/8 inch iron rod found on line, continuing on the same course a TOTAL DISTANCE of 264.69 feet to the center of Lynn's Bayou (also being the Southeast line of a tract of land described in a deed from Shelton Properties to Wealth Builders Foundation LLC recorded in Instrument Number 2019-02667 of the Official Records of Calhoun County, Texas) for the South corner of this 0.78 of an acre, also being the West corner of said Pentecost tract:

THENCE, with the center of Lynn's Bayou as follows:

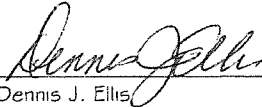
1. N 46 degrees, 55'00" W a distance of 116.06 feet;
2. N 38 degrees, 45'00" W a distance of 9.53 feet to the West corner of this 0.78 of an acre, also being the South corner of said 1.46 acre tract;

THENCE, N 60 degrees, 45'00" E with the common line of this tract and said 1.46 acre tract, at 50.00 feet passing a 5/8 inch iron rod found on line, continuing on the same course a TOTAL DISTANCE of 301.49 feet to the PLACE OF BEGINNING; COONTAINING within these metes and bounds 0.78 of an acre.

A survey plat accompanies this description

All bearings and distances are deed call unless otherwise noted

The foregoing FIELDNOTE DESCRIPTION was prepared from an on the ground survey made under my direction and supervision on January 20, 2020.


Dennis J. Ellis
Registered Professional
Land Surveyor
Texas No. 4736
Job No. 6185
Firm Registration Number 10194034

01/21/20
Date



Dennis J. Ellis
Registered Professional Land Surveyor
P.O. Box 7343
Victoria, Texas 77903
Firm Registration Number 10194034
Email: dennis5184@yahoo.com

January 20, 2020
Client: Re_Max on the Bay (Dallas Franklin)
Buyer: Rodarte Holding Corp.
Seller: Timothy and Theresa Dent
Job No. 6185
GF No. 19-10-0652

Professional Surveying Services provided during the month of January 2020, associated with
0.78 of an acre, portion of Block 10, Lynnhaven Addition, Port Lavaca, Calhoun County, Texas

Services Provided:

Research, field work and drafting	\$ 608.90
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Total	\$ 608.90
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