

4.162 ACRES

THE STATE OF TEXAS}
THE COUNTY OF CALHOUN}

BEING a 4.162 acre tract of land situated in the Pascual Guajardo Survey, Abstract No. 20, Calhoun County, Texas, and being that same Tract One, a called 4.16 acre tract of land described by Warranty Deed dated March 21, 1974 conveyed from James C. Neill to Louis W. Neill and wife, Irmalee Neill as recorded in Volume 284, Page 1176 of the Deed Records, Calhoun County, Texas, said 4.162 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" steel rebar along the northeast line of State Highway No. 238 (a 120-foot Right-of-Way) marking the west corner of the aforesaid 4.16 acre tract and the herein described tract;

THENCE, North 43°54'14" East (North 53°40'00" East), departing the northeast right-of-way line of said State Highway No. 238, with the northwest line of said 4.16 acre tract, at a distance of 1.50 feet passing the south corner of Lot 34 of the Blue Heron Subdivision according to the established map or plat thereof as recorded in Volume Z, Page 728 of the Plat Records, Calhoun County, Texas, at a distance of 445.96 feet passing a found 5/8" steel rebar with cap stamped "G&W" along the southeast line of Lot 33 of the aforesaid Blue Heron Subdivision for reference and continuing for a total distance of 548.10 (549.20) feet to a point along Chocolate Bay marking the common corner of said 4.16 acre tract and the aforesaid Lot 33 for the north corner of the herein described tract;

THENCE, along said Chocolate Bay, with the northeast line of said 4.16 acre tract, the following courses and distances:

- South 09°11'31" East (South 00°06'00" West), a distance of 104.83 (103.80) feet to a point marking an interior corner of the herein described tract;
- South 61°36'31" East (South 52°19'00" East), a distance of 255.18 (252.67) feet to a point marking the east corner of said 4.16 acre tract and being the northwesterly corner of a called 4.50 acre tract of land described by Instrument to 135081 of the Official Public Records, Calhoun County, Texas for the east corner of the herein described tract;

THENCE, South 27°34'48" West (South 36°41'00" West), along the common line between said 4.16 acre tract and the aforesaid 4.50 acre tract, at a distance of 90.00 feet passing a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." for reference along said common line and continuing for a total distance of 430.25 (429.60) feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." along the northeast right-of-way line of said State Highway No. 238 marking the south corner of said 4.16 acre tract and being the west corner of said 4.50 acre tract for the south corner of the herein described tract;

THENCE, along the northeast right-of-way line of said State Highway No. 238, with the southwest line of said 4.16 acre tract, the following two (2) courses and distances:

- North 63°24'47" West (North 54°16'00" West), a distance of 461.45 (464.41) feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." marking an angle point of the herein described tract;
- North 63°19'44" West (North 54°11'00" West), a distance of 10.57 (10.59) feet to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds a 4.162 acre tract of land, more or less.

Basis of Bearing is based on Subdivision Plat recorded in Volume Z, Page 728 of the Plat Records, Calhoun County, Texas.

The foregoing legal description and accompanying survey plat were prepared from an actual survey made on the ground under my supervision in May, 2021 and are true and correct to the best of my knowledge and belief.



05/25/2021

Urban Surveying, Inc.
By: Michael K. Williams
Registered Professional Land Surveyor
Texas No. 6616



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