

NOTES:

1. NO TITLE COMMITMENT PROVIDED.

2. METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS DRAWING.

SURVEY OF

2.359 ACRE TRACT

BEING SAME 2.34 ACRE TRACT

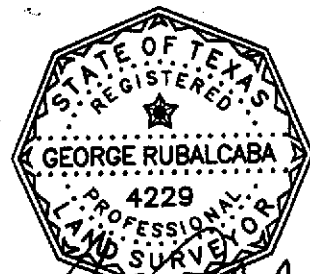
RECORDED IN VOLUME 419, PAGE 425

DEED RECORDS LIE OAK COUNTY, TEXAS

SCALE: 1" = 60'

I, GEORGE RUBALCABA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY STATE THAT THIS DRAWING REPRESENTS AN ON THE GROUND SURVEY CONDUCTED UNDER MY DIRECTION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

10302 HERCULES DRIVE CORPUS CHRISTI, TEXAS 78410
(361) 876-0498



George Rubalcaba
4/29/2020

**METES AND BOUNDS DESCRIPTION
OF A
2.359 ACRE TRACT**

Being 2.359 acres of land, more or less, being the same tract referred to as a 2.34 acre tract recorded in Volume 419, Page 425, Deed Records of Live Oak County, Texas and being out of Lot 83, Washington Heights Addition to the City of George West, Texas recorded in Volume 32, Page 575, Deed Records of Live Oak County, Texas and this 2.359 acre tract being more particularly described by metes and bounds as follows:

Beginning at a set 5/8-inch iron rod for the east corner of this tract and said Lot 83, the same being the south corner of Lot 84 and said corner being on the north right of way line of Catholic Cemetery Road;

Thence S 53-59-00 W with the southeast boundary of this tract and said Lot 83, the same being the north right of way line of Catholic Cemetery Road, 333.33 feet, to a set 5/8-inch iron rod for the south corner of this tract and Lot 83, the same being the east corner of Lot 82, Washington Heights Addition;

Thence N 36-01-00 W with the southwest boundary of this tract and said Lot 83, the same being the northeast boundary of said Lot 82, 182.79 feet, to a set 5/8-inch iron rod for the west corner of this tract, said corner being on the east right of way line of Highway 281;

Thence N 07-26-51 E with the west boundary of this tract, the same being the east right of way line of said Highway 281 and crossing said Lot 83, 81.54 feet, to a set 5/8-inch iron rod for a corner of this tract and a turning point on the east right of way line of said Highway 281;

Thence N 01-05-00 W with the west boundary of this tract, the same being the east right of way line of Highway 281, at 84.79 feet pass a set 5/8-inch iron rod for reference, in all 88.79 feet to a corner of this tract, the same being the south corner of a 1.28 acre tract recorded in Volume 550, Page 263, D.R.L.O.C.T.;

Thence N 39-40-00 E with the northwest boundary of this tract, the same being the southeast boundary of said 1.28 acre tract, 103.95 feet, to a found iron rod for a corner of this tract and said 1.28 acre tract;

Thence N 53-18-00 E with the northwest boundary of this tract, the same being the southeast boundary of said 1.28 acre tract, 125.50 feet, to a found barbed wire fence corner post for the north corner of this tract, the east corner of said 1.28 acre tract and a west corner of a 4.78 acre tract recorded in Volume 581, Page 37, Deed Records of Live Oak County, Texas and said corner being on the northeast boundary of said Lot 83, the same being the southwest boundary of said Lot 84;

Thence S 36-01-00 E with the northeast boundary of this tract and said Lot 83, the same being the southwest boundary of said Lot 84, 342.20 feet, to the point of beginning and containing 2.359 acres of land, more or less.

Notes:

1. Bearings are based on Plat Bearing of S 53-59-00 W for the southeast boundary of Lot 83.
2. No title commitment provided for this survey.
3. Drawing accompanies this metes and bounds description.



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6-29-2020

