

State of Texas
County of Live Oak

Field notes of a 0.454 acre tract of land, more or less, being comprised of all or a portion of the following two tracts:

- 1). All of Lot No. 1 of the Lamm Addition to the City of George West, as shown on map recorded in Volume 2, Page 40 of the Plat Records of Live Oak County, Texas, and being the same tract conveyed from Walter E. Lamm to Nellie L. Henley by Warranty Deed dated April 19, 1955 and recorded in Volume 168, Page 527 of said Deed Records;
- 2). A portion of a called 65 ft. by 171.6 ft. tract conveyed from Mary Maxine Arnett and husband, J. W. Arnett, Jr., by Deed dated June 29, 1983, recorded in Volume 362, Page 136 of the Deed Records of Live Oak County, Texas;

Said 0.454 acre tract, which is also part of Tracts No. 11 & 12 of the Washington Heights Addition to the City of George West, as shown on map recorded in Volume 29, Page 146 of said Deed Records, is situated at 902 Bowie Street in the town of George West, Live Oak County, Texas, and is described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod (with cap stamped "RPLS 4030") found at the intersection of the northwestern boundary of said Bowie Street with the northeast line of said called 65 ft. by 171.6 ft. tract, for the east corner of this tract, same being also the south corner of a called 0.595 acre tract conveyed to Charles W. Campbell by Deed recorded in Volume 559, Page 385 of said Deed Records, whence a 5/8" iron rod found at the east corner of said called 0.595 acre tract and the intersection of the northwestern boundary of said Bowie Street with the southwestern boundary of Pecos Street bears N 53° 59' 00" E, a distance of 176.76 ft., and the east corner of said called 65 ft. by 171.6 ft. tract bears S 36° 01' 00" E, 25 ft.;

THENCE S 53° 59' 00" W along the southeast line of this tract, the northwestern boundary of said Bowie Street and crossing said called 65 ft. by 171.6 ft. tract, at 65.00 ft. pass a 3/4" iron rod found in the southwest line of said called 65 ft. by 171.6 ft. tract and at the east corner of said Lot No. 1, continuing along the southeast line of said Lot No. 1, in all a distance of 135.00 ft. to a 5/8" iron rod set at the east corner of Lot No. 2 of said Lamm Addition and the south corner of said Lot No. 1, for the south corner of this tract;

THENCE N 36° 01' 00" W (Platted N 36° 01' W) along the southwest line of this tract and the common line of said Lots No. 1 & 2, a distance of 146.60 ft. (Platted 146.6 ft.) to a 5/8" iron rod set in the southeast line of a 15 ft. wide alley, at the north corner of said Lot No. 2 and the west corner of said Lot No. 1, for the west corner of this tract;

THENCE N 53° 59' 00" E along the northwest line of this tract, the northwest line of said Lot No. 1 and the southeast line of said 15 ft. wide alley, at 70.00 ft. pass a 5/8" iron rod set at the north corner of said Lot No. 1 and the west corner of said called 65 ft. by 171.6 ft. tract, continuing along the northwest line of said called 65 ft. by 171.6 ft. tract, in all a distance of 135.00 ft. to a 5/8" iron rod (with cap stamped "RPLS 4030") found at the west corner of said called 0.595 acre tract and the north corner of said called 65 ft. by 171.6 ft. tract, for the north corner of this tract;

THENCE S 36° 01' 00" E (Called S 36° 01' E) along the northeast line of this tract, the northeast line of said called 65 ft. by 171.6 ft. tract and the southwest line of said called 0.595 acre tract, a distance of 146.60 ft. (Called 146.6 ft.) to the POINT OF BEGINNING, containing 0.454 acre, more or less.

Bearings cited herein are based on the called bearing of the northeast line of said called 65 ft. by 171.6 ft. tract and the platted bearings of the Lamm Addition.

Set 5/8" iron rods are marked with an orange cap stamped "RPLS 4030".

Surveyed on the ground under my direction.


Ronald L. Petrus
Registered Professional Land Surveyor
Texas Registration No. 4030

Date: March 13, 2008
File: 08036
D-22

