

79 WEST ALAMO STREET

**SURVEY PLAT SHOWING
LOT 1 AND LOT 2 IN BLOCK 5 OF
ALAMO BEACH TOWNSITE
VOLUME Z, PAGE 13 OF THE
CALHOUN COUNTY PLAT RECORDS
NARCISO CAVASSOS SURVEY
ABSTRACT NO. 3
CALHOUN COUNTY, TEXAS**

LEGEND

- EXISTING 5/8" IRON ROD UNLESS NOTED
- SET 5/8" IRON ROD WITH PLASTIC CAP
- E- OVERHEAD POWERLINE
- [] PLAT OR DEED CALL

I, HENRY A. DANYSH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION ON AUGUST 29, 2018.

[Signature]



G & W ENGINEERS, INC.
HENRY A. DANYSH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5088

FRANCESCO AND SUSAN RIGA

G & W ENGINEERS, INC.

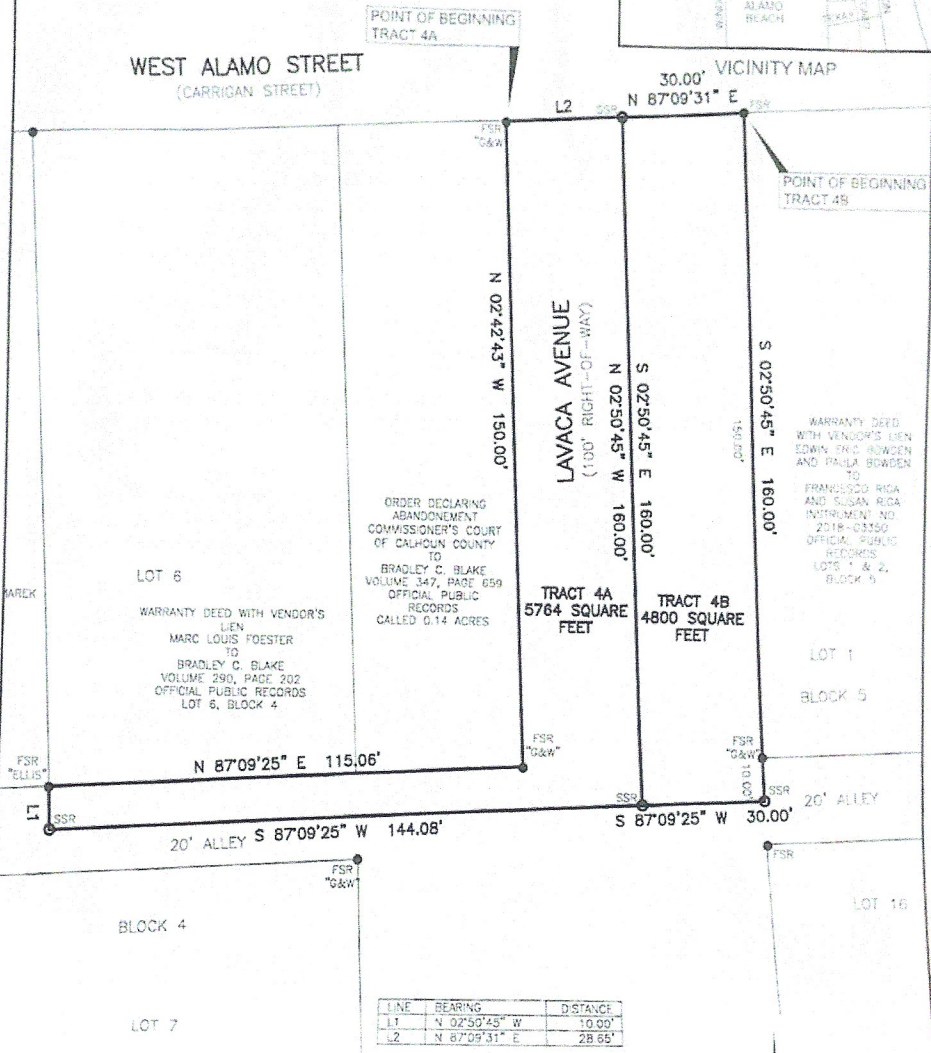
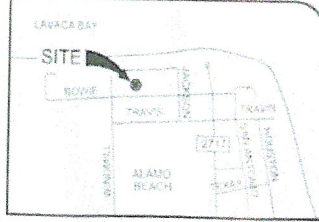
• ENGINEERING • SURVEYING • PLANNING •

205 W. LIVE OAK STREET
PORT LAVACA, TEXAS 77979
TBPLS FIRM NO.: 10022100
(361) 552-4509; PORT LAVACA
(979) 323-7100; BAY CITY

DRAWN BY: R.A.O.	RECORD BY: H.A.D.	DATE: AUGUST 29, 2018	SCALE: 1" = 30'	JOB NO: 7985-001	DRAWING NO: 7985-001
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EXHIBIT 4

BEING TRACTS 4A AND 4B SITUATED IN CALHOUN COUNTY, TEXAS, AND BEING A PORTION OF LAVACA AVENUE (100-FOOT RIGHT-OF-WAY) BETWEEN BLOCKS 4 AND 5 OF ALAMO BEACH TOWNSITE, ACCORDING TO PLATS RECORDED IN VOLUME V, PAGE 01 AND VOLUME Z, PAGE 13 OF THE PLAT RECORDS OF CALHOUN COUNTY, TEXAS.



ORDER DECLARING ABANDONMENT COMMISSIONER'S COURT OF CALHOUN COUNTY TO BRADLEY D. BLAKE VOLUME 347, PAGE 659 OFFICIAL PUBLIC RECORDS CALLED 0.14 ACRES

WARRANTY DEED WITH VENDOR'S LIEN EDWIN ERIC BOWDEN AND PAULA BOWDEN TO FRANCISCO RICA AND SUSAN RICA INSTRUMENT NO. 2018-03350 OFFICIAL PUBLIC RECORDS LOTS 1 & 2, BLOCK 5

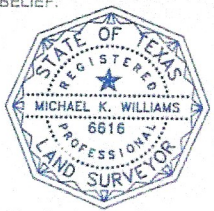
WARRANTY DEED WITH VENDOR'S LIEN MARC LOUIS FOESTER TO BRADLEY D. BLAKE VOLUME 290, PAGE 202 OFFICIAL PUBLIC RECORDS LOT 6, BLOCK 4

LINE	BEARING	DISTANCE
L1	N 02°50'45" W	10.00'
L2	N 87°09'31" E	28.65'

NOTE: THE PROPERTY DESCRIBED HEREON MAY OR MAY NOT BE IN COMPLIANCE WITH CITY, COUNTY OR STATE SURVISON ORDINANCES. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN. BASIS OF BEARING IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE (4204).

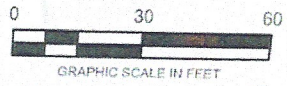
THE ABOVE PLAT AND ACCOMPANYING LEGAL DESCRIPTION WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN OCTOBER, 2019 AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael K. Williams
 URBAN SURVEYING, INC. 12/20/2019
 BY: MICHAEL K. WILLIAMS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 6616



VICTORIA, TEXAS (361) 578-9937 FIRM # 10021100
 CUIERO, TEXAS (361) 277-8061 FIRM # 10021101
 SAN ANTONIO, TEXAS (210) 287-8634 FIRM # 10193842

DRAWN BY: MMB
 JOB NO: S23392.00



TRACT 4B
4800 SQUARE FEET

THE STATE OF TEXAS)
THE COUNTY OF CALHOUN)

BEING a 4800 square-foot tract of land situated in Calhoun County, Texas, and being a portion of Lavaca Avenue (100-foot Right-of-Way) between Blocks 4 and 5 of Alamo Beach Townsite, according to plats recorded in Volume V, Page 01 and Volume Z, Page 13 of the Plat Records of Calhoun County, Texas, said 4800 square-foot tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8" steel rebar found with cap stamped "G&W" on the south line of West Alamo Street (A.K.A. Carrigan Street) at the intersection with the east line of said Lavaca Avenue, marking the northwest corner of Lot 1 of said Block 5 for the northeast corner of the herein described tract;

THENCE, South 02°50'45" East, with the west line of said Lot 1, at a distance of 150.00 feet passing a 5/8" steel rebar found with cap stamped "G&W" marking the southwest corner of said Lot 1, and continuing for a total distance of 160.00 feet to a 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." set on the west line of said Block 5 for the southeast corner of the herein described tract;


THENCE, South 87°09'25" West, a distance of 30.00 feet to a 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." set for the southwest corner of the herein described tract;

THENCE, North 02°50'45" West, a distance of 160.00 feet to a 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." set on the south line of said West Alamo Avenue for the northwest corner of the herein described tract;

THENCE, North 87°09'31" East, with the south line of said West Alamo Street, a distance of 30.00 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 4800 square-foot tract of land, more or less.

Basis of Bearing is based on the Texas State Plane Coordinate System (NAD83), South Central Zone (4204).

The foregoing legal description and accompanying survey plat were prepared from an actual survey made on the ground under my supervision in October, 2019 and are true and correct to the best of my knowledge and belief.


12/20/2019
Urban Surveying, Inc.
By: Michael K. Williams
Registered Professional Land Surveyor
Texas No. 6616



S23392.00 - Tract 4B