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2559A

0.51 OF AN ACRE FIELDNOTE DESCRIPTION

STATE OF TEXAS COUNTY OF CALHOUN	}
)

Being 0.51 of an acre situated in and a part of Lot Forty-Nine (49) of Arnold Koop Subdivision, in the William Arnold League, Abstract No. 2, Calhoun County, Texas, and is the same as that certain tract of land recorded in Volume 192, Page 140 of the Official Records of Calhoun County, Texas. This 0.51 of an acre is more fully described by metes and bounds as follows;

BEGINNING at a iron rod found in the West line of Marshall Johnson Avenue for the Southeast corner of this 0.51 of a acre, and common corner of Lot 48 and 49, Arnold Koop Subdivision;

THENCE, S 89 degrees, 37'26" W with the common line Lot 48 and 49 a distance of 149.62 feet (deed call 150.00 feet) to a iron rod found for the Southwest corner of this 0.51 of an acre;

THENCE, N 07 degrees, 32'33" E with the West line of Lot 49, at 143.08 feet passing a iron rod found in the South line of a Easement Agreement with Calhoun County (Volume 278, Page 623 OR), continuing on the same course a TOTAL DISTANCE of 150.00 feet to the Northwest corner of this 0.51 of an acre;

THENCE, N 89 degrees, 37'26" E, crossing said Lot 49 a distance of 149.62 feet (deed call = 150.00 feet) to the Northeast corner of this 0.51 of an acre;

THENCE, S 07 degrees, 32'33" W, at 98.83 feet passing iron rod found for Southeast corner of said Easement Agreement, continuing on the same course a TOTAL DISTANCE of 150.00 feet to the PLACE OF BEGINNING; CONTAINING 0.51 of an acre.

A survey plat accompanies this description

The foregoing FIELDNOTE DESCRIPTION was prepared from an on the ground survey made under my direction and supervision on June 19, 2009.

Dennis J. Ellis. Registered Professional

Land Surveyor

Texas No. 4736

ELLIS-SUMMERS SURVEYING

205 Glascow Street, Suite 105 Victoria, Texas 77904 TEL (512) 573-3004 FAX (512) 573-6641

May 30, 1998

Larry Stavanoka

RE: TBM Elevation

Dear Mr. Stavanoka,

We have set a temporary bench mark (TBM) at Lot 49, Arnold Koop Subdivision, Calhoun County, Texas. The TBM is a 60d nail in a power pole at the Southeast corner of Lot 49, with the elevation of 9.00 feet.

According to the Flood Insurance Rate Map 480097 0063 C dated January $\tilde{3}$, 1985, said property is in Zone A14. The base flood elevation is Zone A14 = 12.00 feet.

If we can be of further assistance, please do not hesitate to call.

Sincerely,

Dennis J

Registered Professional Land Surveyor, Texas No. 4736