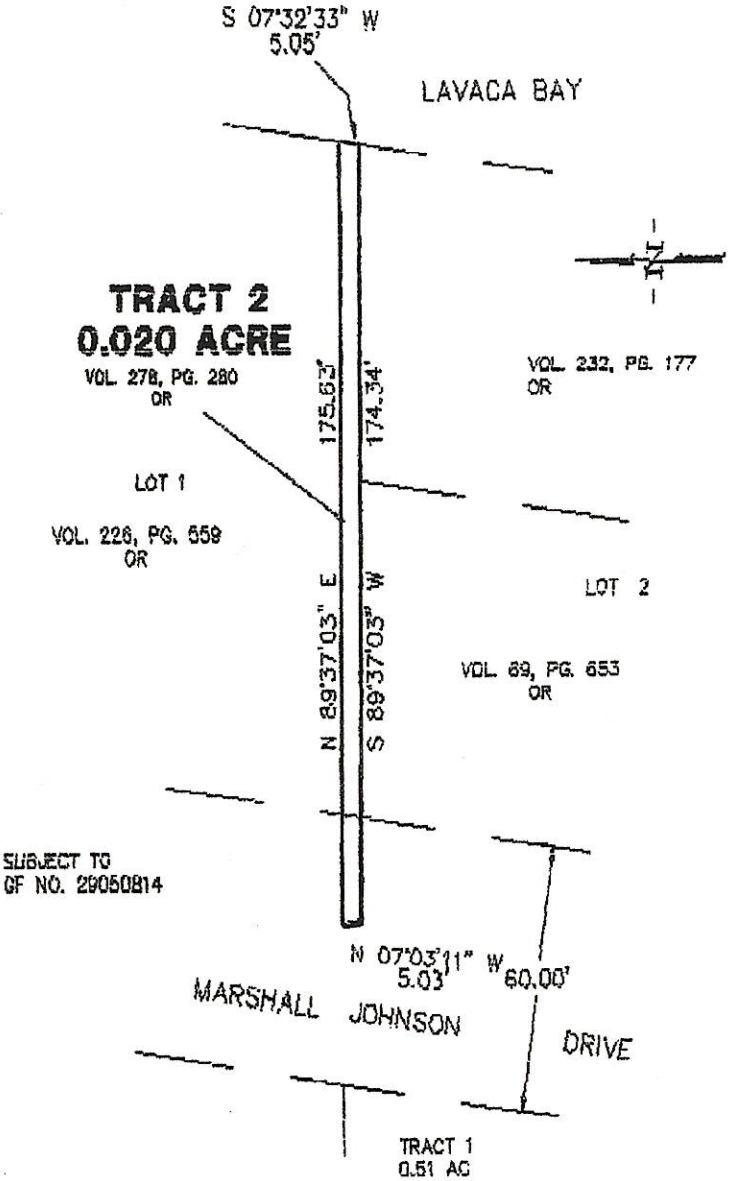
LEGEND:
DR = DEED RECORDS
OR = OFFICIAL RECORDS
PR = PLAT RECORDS

NOTES:
1. BEARINGS ARE BASED ON A DEED RECORDED IN VOLUME 278, PAGE 280 OF THE OFFICIAL RECORDS OF CALHOUN COUNTY, TEXAS.
2. ALL CORNER ARE IRON RODS FOUND



I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON ON JUNE 22, 2009 AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

STATE OF TEXAS
REGISTERED
DENNIS J. ELLIS
6-22-09
PROFESSIONAL LAND SURVEYOR

0.020 OF AN ACRE
PORTION OF LOT 2
ARNOLD KOOP SUBDIVISION
WILLIAM ARNOLD SURVEY
ABSTRACT NO. 2
CALHOUN COUNTY, TEXAS

DENNIS J. ELLIS
REGISTERED PROFESSIONAL LAND SURVEYOR
P.O. BOX 7349
VICTORIA, TEXAS 77903
TEL: (361) 571-0588
FAX: (361) 578-0081

SCALE:	DATE:	SIZE:	JOB NO.:
1" = 30'	06-22-09	A	25688
DRAWN BY:	CHECKED BY:	ACAD NO.:	
DJE	DJE	25688	

0.020 OF AN ACRE
FIELDNOTE DESCRIPTION

STATE OF TEXAS }

COUNTY OF CALHOUN }

Being 0.020 of an acre situated in and a part of the William Arnold Survey, Abstract No. 2, Calhoun County, Texas, and a portion of Lot 2 of the Arnold Koop Subdivision as shown on a plat recorded in Volume Z, Page 144 of the Plat Records of Calhoun County, Texas, and the same as that certain 0.020 acre tract recorded in Volume 278, Page 280 of the Official Records of Calhoun County, Texas. This 0.020 of an acre is more fully described by metes and bounds as follows;

BEGINNING at a iron rod found for the Northeast corner of this tract, also being the Northeast corner of said 0.020 acre tract, the Northeast corner of Lot 2, Arnold Koop Subdivision and the Southeast corner of a tract of land described in a deed to Richard J. Sanders recorded in Volume 226, Page 559 of the Official Records of Calhoun County, Texas;

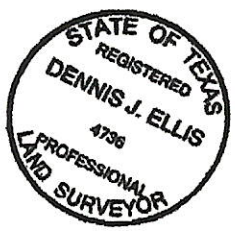
THENCE, S 07 degrees, 32'33" W with the East line of said Lot 2 a distance of 5.05 feet to a iron rod found for the Southeast corner of this 0.020 of an acre;

THENCE, S 89 degrees, 37'03" W crossing said Lot 2, at 150.00 feet passing a iron rod found on line in the West line of Lot 2, continuing on the same course a TOTAL DISTANCE of 174.34 feet to the Southwest corner of this 0.020 of an acre;

THENCE, N 07 degrees, 03'11" W a distance of 5.03 feet to a iron rod found for the Northwest corner of this 0.020 of an acre;

THENCE, N 89 degrees, 37'03" E with the common line of this tract and said Sanders tract of land, at 25.63 feet passing a iron rod found in the West line of Lot 2, a TOTAL DISTANCE of 175.63 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 0.020 of an acre.

The foregoing FIELDNOTE DESCRIPTION was prepared from an on the ground survey made under my direction and supervision on June 22, 2009, and bearings are based on a deed recorded in Volume 278, Page 280 of the Official Records of Calhoun County, Texas.

6-22-09
Date

Dennis J. Ellis
Registered Professional
Land Surveyor
Texas No. 4736