

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.5222 ACRES (22,746 SQUARE FEET) SITUATED
IN THE C. WILCOX SURVEY, ABSTRACT 303
CHAMBERS COUNTY, TEXAS**

Being a tract of land containing 0.5222 acres (22,746 square feet), situated in the C. Wilcox Survey, Abstract 303, Chambers County, Texas, being all of Lots 1, 2, and 3, in Block 1, of W. D. Wilcox Addition, to the Town of Anahuac, as shown by map or plat of said addition of record in Volume 1, Page 13 of the Plat Records of Chambers County, Texas, and a portion of a tract of land described as "Tract III" in deed conveyed unto Bradley Feed Store, Inc., recorded in Volume 66, Page 209 of the Deed Records of Waller County, Texas. Said 0.5222-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 4-inch wood post for the intersection of the south right-of-way line of Miller Street (80.00 feet wide) and the west right-of-way line of South Bay Avenue (70.00 feet wide) for the northeast corner of said Lot 1, and for the northeast corner of the said tract herein described;

THENCE South 01°00'00" East, along the east line of said South Bay Avenue and the east line of said Lot 1, a distance of 125.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the north line of a 20-foot-wide alley for the southeast corner of said Lot 1, and for the southeast corner of the said tract herein described;

THENCE South 89°00'00" West along the north line of said 20-foot-wide alley, a distance of 182.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the southwest corner of the said tract herein described;

THENCE North 01°00'00" West, a distance of 125.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the south right-of-way line of said Miller Street for the northwest corner of the said tract herein described;

THENCE North 89°00'00" East, along the south line of said Miller Street, a distance of 182.00 feet to the POINT OF BEGINNING and containing 0.5222 acres (22,746 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated 7-30-21, job number 7-99912-21.





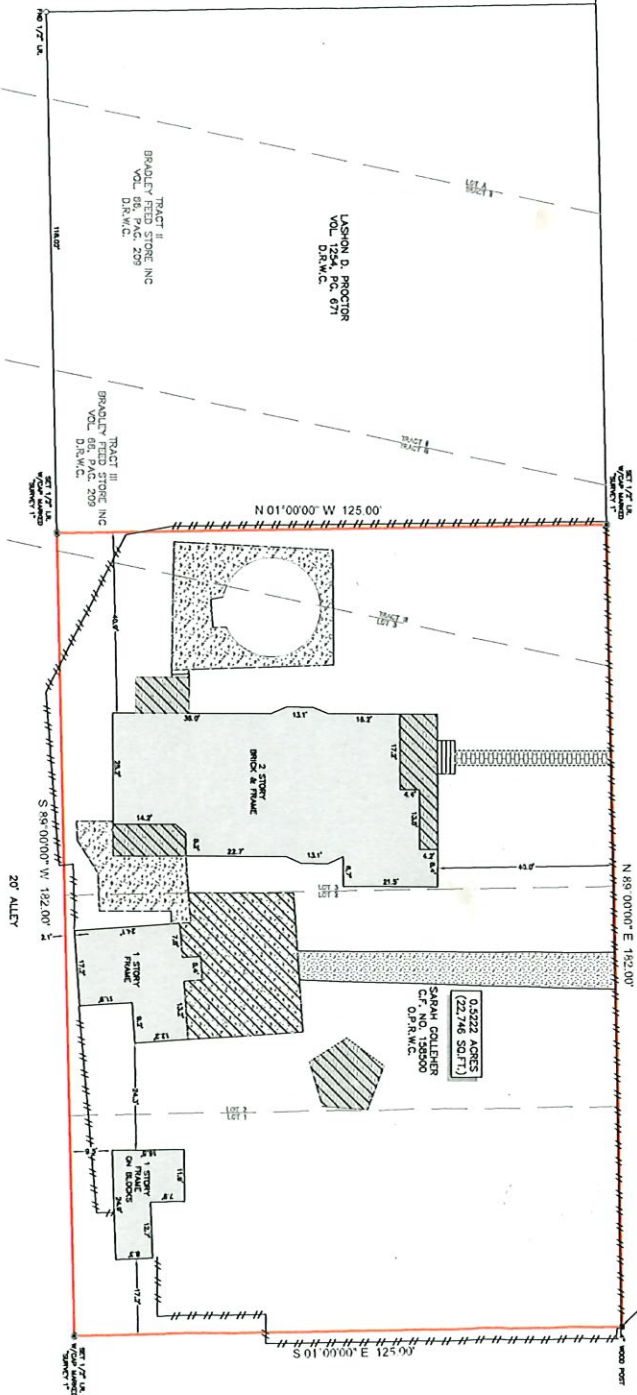
Survey 1, Inc.
Your Land Survey Company

C. WILCOX
SURVEY
ABSTRACT 30

GALVESTON AVENUE
(70' R.O.W.)

MILLER STREET
(60' R.O.W.)

SOUTH BAY AVENUE
(70' R.O.W.)



BLOCK 1 ADDITION
D.P.R. NO. 146810
D.P.R. M.C.

BERNARD L. SING
C.P.M. NO. 146810
D.P.R. M.C.

SCALE 1"=20'



1. ALL RECORDS SHOWN HEREON ARE REFERRED TO BY THE ASSUMPTION THAT SAID RECORDS EXIST IN THE PUBLIC RECORDS OF THE COUNTY OF HARRIS, TEXAS.
2. THE INFORMATION CONTAINED HEREON IS BASED ON THE TITLE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF HARRIS, TEXAS.
3. THE INFORMATION CONTAINED HEREON IS NOT GUARANTEED BY THE SURVEYOR.
4. THE INFORMATION CONTAINED HEREON IS NOT GUARANTEED BY THE SURVEYOR.
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6. THE INFORMATION CONTAINED HEREON IS NOT GUARANTEED BY THE SURVEYOR.

Chicago Title

0.5222 ACRES
(22,746 SQ. FT.)
SOPH CHALKER
C.P. NO. 138500
D.P.R. M.C.

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Survey 1, Inc.

7-28-21

7-9912-21