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METES AND BOUNDS
2.32 ACRE PARCEL
LOCATED IN THE
SF AUSTIN SURVEY,
ABSTRACT 4,
WHARTON COUNTY, TEXAS

Being a 2.32 acre parcel of land situated in the SF Austin Survey, Abstract 4, Wharton County, Texas, and consisting of a called 0.05 acres as recorded in Wharton County Clerk's File 85737, and the called 2.50 acres as recorded in W.C.C.F. 71504 save and except the called 0.228 acres as recorded in Volume 1026, Page 696 of the Deed Records of Wharton County, with the basis of bearings being said deeds, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the northern right of way of West FM 1161 (unknown R.O.W.) for the southeast corner of the called 1.931 acres as recorded in Volume 546, Page 551 D.R.W.C., the southwest corner of the original called 0.05 acres, and marking the southwest corner of the herein described parcel;

THENCE, North 16° 48' 00" East, a distance of 81.75 feet along the eastern line of the called 1.931 acres to a 5/8" iron rod set with plastic cap marking an angle point in the western line of the herein described parcel;

THENCE, North 78° 39' 30" East, a distance of 32.70 feet along the eastern line of the called 1.931 acres to a 5/8" iron rod set with plastic cap marking an angle point in the western line of the herein described parcel;

THENCE, North 19° 57' 00" East, a distance of 653.37 feet along the eastern line of the called 1.931 acres to a 5/8" iron rod set with plastic cap in the southern line of the called 6.50 acres as listed under Wharton County Appraisal Distract #R028105 for the northeast corner of the called 1.931 acres, the northwest corner of the original 2.50 acres, and marking the northwest corner of the herein described parcel;

THENCE, South 70° 59' 30" East, a distance of 159.09 feet along the southern line of the called 6.50 acres to a 5/8" iron rod set with plastic cap in the western line of the called 1.00 acres as listed under W.C.A.D.# R028130, the northeast corner of the original called 2.50 acres, and marking the northeast corner of the herein described parcel;

THENCE, South 19° 57' 00" West, a distance of 571.56 feet along the western lines of the called 1.00 acre, the called 0.50 acres as listed under W.C.A.D.# R021834, and the called 1.00 acre as recorded in Volume 980, Page 701 D.R.W.C. to a 5/8" iron rod set with plastic cap for the northeast corner of the called 0.228 acres save and except tract, and marking an angle point in the eastern line of the herein described parcel;

THENCE, North 70° 15' 00" West, a distance of 114.50 feet along the northern line of the called 0.228 acres to a 5/8" iron rod set with plastic cap for the northwest corner of the save and except tract, and marking an angle point in the eastern line of the herein described parcel;

THENCE, South 14° 20' 30" West, a distance of 143.97 feet along the western line of the save and except tract to a 1/2" iron rod found in the northern right of way of West FM 1161 for the southwest corner of the save and except tract, and marking the southeast corner of the herein described parcel;

THENCE, South 84° 20' 30" West, a distance of 91.04 feet along the northern right of way of West FM 1161 back to the **POINT OF BEGINNING** and containing 2.32 acres of land.

This metes and bounds was made in conjunction with a survey plat.

DEK
David E. King, Sr.
King's Land Surveying Solutions, LLC
December 5, 2016
Job Number 1610210
Firm Number 10152100

