



1.40 Acres
Elisha Hall League, Abstract No. 45
Matagorda County, Texas

Being a 1.40 acre tract of land situated in the Elisha Hall League, Abstract No. 45, Matagorda County, Texas and being the residue of a called 1.53 acre tract conveyed to Tim and Barbara Bricker recorded in County Clerk's File No. 2020-4720 of the Official Records of Matagorda County, Texas and being more particularly described by metes and bounds as follows: (All bearings based on a North line of called 1.53 acre tract being – North 89° 23' 00" East.)


BEGINNING at a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in the South R.O.W. of Oak Drive (60' R.O.W., Vol. 3, Page 41, P.R.M.C.) for the Northeast corner of called 1.53 acre tract and being the Northeast corner and **TRUE PLACE OF BEGINNING** of the herein described tract;

THENCE South 00° 32' 00" West, along the East line of called 1.53 acre tract at 250.0 feet pass a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" on-line and continuing for a total distance of 277.40 feet to a point in Cottonwood Creek for the Southeast corner of called 1.53 acre tract and being the Southeast corner of the herein described tract;

THENCE North 89° 42' 00" West, along the South line of called 1.53 acre tract at 60.0 feet pass a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" on-line and continuing for a total distance of 218.45 feet to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for the Southeast corner of a called 0.27 acre tract conveyed to Chance D. and Erin G. Stone recorded in County Clerk's File No. 2010-104139 of the Official Records of Matagorda County, Texas and being the Southwest corner of the herein described tract, said iron rod bears South 89° 42' 00" East – 49.11 feet from a ½" iron rod found for the Southwest corner of called 0.27 acre tract;

THENCE North 00° 56' 00" West – 273.92 feet along a the East line of called 0.27 acre tract, the most northerly West line of called 1.53 acre tract and the East line of Lot 3, Block 1 of Clairmont S/D (Vol. 3, Pg. 41, P.R.M.C.) to a ½" iron rod found for the most northerly Northwest corner of called 1.53 acre tract, the Northeast corner of Lot 3, Block 1 of said S/D and being the Northwest corner of the herein described tract; said iron rod bears South 89° 23' 00" West – 162.0 feet and South 83° 26' 00" West – 193.4 feet to a 1-inch iron pipe found for the Northwest corner of Lot 1, Block 1, of said S/D;

THENCE North 89° 23' 00" East [Reference Bearing] – 225.50 feet along a North line of called 1.53 acre tract and the South R.O.W. of Oak Drive to the **PLACE OF BEGINNING** and containing 1.40 acres of land, more or less. *This description is based on an actual survey made on the ground and is accompanied by a plat prepared under the direct supervision of George K. Lane, RPLS No. 6086, dated May 31st, 2021.*


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