

Thomas Slaughter Survey, Abstract No. 59
Wharton County, Texas
2.991 Acres
Project No. 21-281

METES AND BOUNDS DESCRIPTION OF A 2.991 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 1.444 ACRE TRACT OF LAND KNOWN AS FIRST TRACT AND ALL OF THAT CALLED 1.546 ACRE TRACT OF LAND KNOWN AS SECOND TRACT DESCRIBED IN DEED TO THE CLARENCE E. NIEMANN AND ANNITA C. NIEMANN LIVING TRUST RECORDED IN VOLUME 814, PAGE 78 OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS (O.R.W.C.,TX) AND SITUATED IN THE THOMAS SLAUGHTER SURVEY, ABSTRACT NO. 59 IN WHARTON COUNTY, TEXAS. SAID 2.991 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set "X" in concrete in the south right of way line of Red Bud Lane (50 foot right of way) marking the northeast corner of said 1.444 acre tract and the northwest corner of a called 1.803 acre tract of land described in deed to Gregory Glenn Carter, Jr. and Dana Nicole Carter recorded in Volume 1147, Page 812 O.R.W.C.,TX from which a 1/2 inch iron rod found marking the northeast corner of said 1.803 acre tract bears North 71 degrees 08 minutes 00 seconds East 279.28 feet;

THENCE with the east line of said 1.444 acre tract and the west line of said 1.803 acre tract **South 33 degrees 00 minutes 42 seconds East** at 157.75 feet **passing** the southeast corner of said 1.444 acre tract and the northeast corner of said 1.546 acre tract and continuing in all a **total distance of 240.16 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the southwest corner of said 1.803 acre tract, an angle point in said 1.546 acre tract and the most northerly corner of a called 2.405 acre tract of land described in deed to Richard Potts and Gina Potts recorded in Volume 959, Page 581 O.R.W.C.,TX;

THENCE with the southeast line of said 1.546 acre tract and the northwest line of said 2.405 acre tract **South 28 degrees 45 minutes 57 seconds West 108.42 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the southeast corner of said 1.546 acre tract and the northeast corner of a called 1.325 acre tract of land described in deed to James Malek recorded in Volume 884, Page 81 O.R.W.C.,TX;

THENCE with the south line of said 1.546 acre tract and the north line of said 1.325 acre tract **South 71 degrees 07 minutes 58 seconds West 391.54 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the east right of way line of Holly Street (50 foot right of way) marking the southwest corner of said 1.546 acre tract and the northwest corner of said 1.325 acre tract;

THENCE with the east right of way line of Holly Street and the west line of said 1.546 acre tract **North 13 degrees 39 minutes 57 seconds West** at 153.61 feet **passing** a 1 inch iron pipe found marking the northwest corner of said 1.546 acre tract and the southwest corner of said 1.444 acre tract and continuing in all a **total distance of 307.21 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 2.991 acres within these metes and bounds.

Reference is herein made to the sketch accompanying this metes and bounds description

Bearing Basis: All bearings shown herein are referenced to the Texas Coordinate System of 1983 (2011), South Central Zone, U.S. Survey Feet derived from G.P.S. observations.



Donald Ray Hunter, Jr.
Registered Professional Land Surveyor
No. 6229 – State of Texas
Prepared by: HLS Services, LLC - Firm No. 10194614
Phone: 832-690-9007

