

0.002 Acre Easement
El Campo I.S.D. No. 1

I. & G. N. Railroad Company Survey Section 16, Abstract 216

STATE OF TEXAS §

COUNTY OF WHARTON §

A **METES & BOUNDS** description of a 0.002 acre tract of land in the I. & G. N. Railroad Company Survey Section 16, Abstract 216, City of El Campo, Wharton County, Texas, being over, through, and across a portion of that certain called 29.98 acre tract recorded in Volume 641, Page 310, Official Records, Wharton County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at ½ inch iron pipe found in the southeast right-of-way line of F. M. Highway 2765 (100-foot wide) for the west corner of said called 29.98 acre tract, for the west corner and **Place of Beginning** of the herein described tract, same being the north corner of an adjoining called 10.950 acre tract recorded in Volume 398, Page 296, Official Records, Wharton County, Texas;

Thence North 53 degrees 06 minutes 33 seconds East (called North 55 degrees 30 minutes East) along the northwest line of the herein described tract and said called 29.98 acre tract, same being the southeast right-of-way line of F. M. Highway 2765, 9.76 feet to a 5/8 inch iron rod with cap marked "O'Malley Eng" found for the north corner of the herein described tract, same being the west corner of an adjoining called 20-foot x 70-foot tract recorded in Volume 699, Page 639, Official Records, Wharton County, Texas;

Thence South 37 degrees 05 minutes 14 seconds East along the northeast line of the herein described tract, same being the southwest line of said adjoining called 20-foot x 70-foot tract, 10.00 feet to a point for the east corner of the herein described tract, from which point a ½ inch iron rod with cap marked "O'Malley Eng RPLS 4706" found for the south corner of said adjoining called 20-foot x 70-foot tract bears South 37 degrees 05 minutes 14 seconds East, 59.75 feet;

Thence South 53 degrees 06 minutes 33 seconds West establishing the southeast line of the herein described tract, being 10.00 feet perpendicular from and parallel to the northwest line of the herein described tract, 9.79 feet to a point for the south corner of the herein described tract, said point being in the southwest line of said called 29.98 acre tract, same being the northeast line of the aforementioned adjoining called 10.950 acre tract;

Thence North 36 degrees 54 minutes 43 seconds West (called North 34 degrees 31 minutes 30 seconds West) along the southwest line of the herein described tract and said called 29.98 acre tract, same being the northeast line of said adjoining called 10.950 acre tract, 10.00 feet to the **Place of Beginning** and containing 0.002 acre of land, more or less.

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I. & G. N. Railroad Company Survey Section 16, Abstract 216

For reference and further description see Drawing No. 12618 prepared by the undersigned on same date.

September 28, 2018

Job Number R0099-0024-00

Jones | Carter
6415 Reading Road
Rosenberg, TX 77471-5655
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046104



A handwritten signature in black ink, appearing to read "Chris D. Kalkomey".

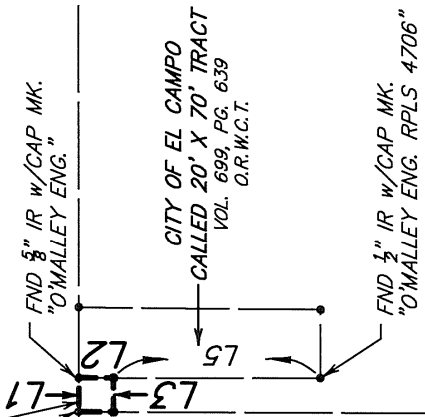
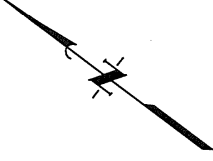
Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com

**EASEMENT #5
0.002 ACRE**

(PETERS ROAD)
F.M. HIGHWAY 2765
(100' ROW)

P.O.B.
FND 1/2" IP

SCALE: 1" = 50'



CITY OF EL CAMPO
CALLED 4.411 AC.
VOL. 756, PG. 211
D.R.W.C.T.

TRULY FAMILY PARTNERSHIP
RESIDUE CALLED 10.950 AC.
VOL. 398, PG. 296
O.R.W.C.T.

CITY OF EL CAMPO
CALLED 20' X 70' TRACT
VOL. 699, PG. 639
O.R.W.C.T.

EL CAMPO INDEPENDENT
SCHOOL DISTRICT
CALLED 29.98 AC.
VOL. 641, PG. 310
O.R.W.C.T.

LINE	BEARING	DISTANCE
L1	N 53°06'33" E	9.76'
(CALLED N 55°30' E)		
L2	S 37°05'14" E	10.00'
L3	S 53°06'33" W	9.79'
L4	N 36°54'43" W	10.00'
(CALLED N 34°31'30" W)		
L5	S 37°05'14" E	59.75'

**EXHIBIT
OF
0.002 ACRE**
OUT OF THE
I. & G. N. R.R. CO. SURVEY NO 16
ABSTRACT 216
CITY OF EL CAMPO
WHARTON COUNTY, TEXAS
SEPTEMBER 2018



Texas Board of Professional Land Surveying Registration No. 20094504
6415 Reading Road • Rosenberg, Texas 77471 • 281.342.2033

- GENERAL NOTES:
- Bearings are based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
 - For reference and further description, see metes and bounds description, job number R0099-0024-00, prepared by Jones|Carter, Inc. on same date.