

0.55 Acre Easement  
El Campo I.S.D. No. 2

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

STATE OF TEXAS           §

COUNTY OF WHARTON   §

A **METES & BOUNDS** description of a 0.55 acre tract of land in the I. & G. N. Railroad Company Survey Section 16, Abstract 216, and the I. & G. N. Railroad Company Survey Section 21, Abstract 239, 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 5/8 inch iron rod with cap marked "O'Malley Eng" found in the southeast right-of-way line of F. M. Highway 2765 (100-foot wide) for the upper 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 20-foot x 70-foot tract in deed to the City of El Campo recorded in Volume 699, Page 639, Official Records, Wharton County, Texas;

**Thence** North 53 degrees 06 minutes 33 seconds East (called North 55 degrees 30 minutes 00 seconds 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, 1,219.88 feet to a point for the north corner of the herein described tract and said called 29.98 acre tract, same being the west corner of an adjoining called 5.00 acre tract recorded in Volume 952, Page 941, Official Records, Wharton County, Texas, from which point a 5/8 inch iron rod found for the north corner of said adjoining called 5.00 acre tract bears North 53 degrees 06 minutes 33 seconds East, 208.57 feet (adjoiner called North 53 degrees 06 minutes 58 seconds East, 208.42 feet);

**Thence** South 36 degrees 53 minutes 14 seconds East along the northeast line of the herein described tract and said called 29.98 acre tract, same being the southwest line of said adjoining called 5.00 acre tract, 20.00 feet to a point for the east corner of the herein described tract;

**Thence** South 53 degrees 06 minutes 33 seconds West establishing the southeast line of the herein described tract, being 20.00 feet perpendicular from and parallel to the northwest line of the herein described tract, 1,166.93 feet to an angle point;

**Thence** South 72 degrees 45 minutes 46 seconds West establishing the southeast line of the herein described tract, 29.73 feet to an angle point;

**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, 24.92 feet to a point for the south corner of the herein described tract, said point being in an interior line of said called 29.98 acre tract, same being the northeast line of the aforementioned adjoining City of El Campo tract;

0.55 Acre Easement  
El Campo I.S.D. No. 2

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

**Thence** North 37 degrees 05 minutes 14 seconds West along the southwest line of the herein described tract and an interior line of said called 29.98 acre tract, same being the northeast line of said adjoining City of El Campo tract, 10.00 feet to the **Place of Beginning** and containing 0.55 acre of land, more or less.

For reference and further description see Drawing No. 12621 prepared by the undersigned on same date.

September 28, 2018

Job Number R0099-0024-00

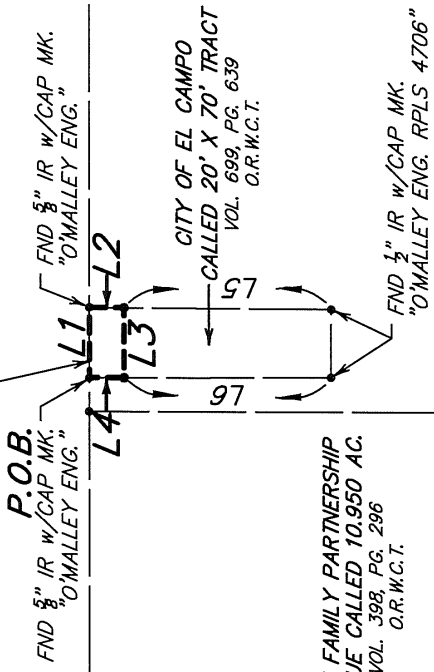
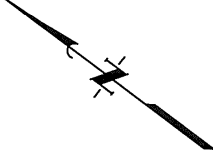
Jones | Carter  
6415 Reading Road  
Rosenberg, TX 77471-5655  
(281) 342-2033  
Texas Board of Professional Land  
Surveying Registration No. 10046104



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

**EASEMENT #6  
0.005 ACRE**  
*P.O.B.*  
F.M. HIGHWAY 2765  
(PETERS ROAD)  
(100' ROW)

SCALE: 1" = 50'



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

CITY OF EL CAMPO  
CALLED 20' X 70' TRACT  
VOL. 689, PG. 639  
O.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 4.411 AC.  
VOL. 756, PG. 211  
D.R.W.C.T.

**EXHIBIT  
OF  
0.005 ACRE  
OUT OF THE  
ABSTRACT 216  
CITY OF EL CAMPO  
WHARTON COUNTY, TEXAS  
SEPTEMBER 2018**



Texas Board of Professional Land Surveying Registration No. 10046104  
6415 Reading Road • Rosenberg, Texas 77471 • 281.342.2033

LINE	BEARING	DISTANCE
L1	N 53°06'33" E	20.36'
(CALLED N 55°30'00" E 20.00')		
L2	S 37°05'14" E	10.00'
(CALLED S 34°31'35" E)		
L3	S 53°06'33" W	20.36'
L4	N 37°05'14" W	10.00'
(CALLED N 34°31'35" W)		
L5	S 37°05'14" E	59.87'
L6	S 37°05'14" E	59.75'

- 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.