

A 1.83 AC. TRACT OF LAND, SITUATED IN THE I.B. PHILIPS LEAGUE, ABSTRACT NO. 52, WHARTON COUNTY, TEXAS, BEING COMPRISED OF THREE PARCELS: 1) THAT CERTAIN CALLED 1.01 AC. TRACT OF LAND; 2) THAT CERTAIN CALLED 0.69 AC. TRACT OF LAND; AND 3) THAT CERTAIN CALLED 0.62 AC. TRACT OF LAND CONVEYED FROM PRESSELY GILES TO WILLIE V. GILES IN DEED DATED APRIL 4, 2008, RECORDED IN VOLUME 740, PAGE 32, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 1.83 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR REFERENCE begin at a point in the original Southeast line of U.S. HIGHWAY NO. 59 (Tx-Dot), for the West corner of a called 2.09 Ac. tract of land conveyed to Ronald Giles (Vol. 740, Pg. 28; O.R.), same being the North corner of said 0.69 Ac. tract, and the North corner of a called 0.4853 Ac. tract of land conveyed to The State of Texas (Vol. 1107, Pg. 657; O.R.);

THENCE South 46 Deg. 07 Min. 43 Sec. East (called 43 Deg. 25 Min. 24 Sec. East), with the Southwest line of said 2.09 Ac. tract, same being with the Northeast line of said 0.69 Ac. tract, 58.83 ft. to a Tx-Dot monument called & found for the East corner of said 0.4853 Ac. tract, same being the **North** and **BEGINNING** corner hereof;

THENCE South 46 Deg. 07 Min. 43 Sec. East (called 43 Deg. 25 Min. 24 Sec. East), continuing with the Southwest line of said 2.09 Ac. tract, 236.80 ft. to a capped iron rod called & found for the North corner of a called 0.67 Ac. tract of land conveyed to Kennedy Giles (Vol. 740, Pg. 28; O.R.), same being the East corner of said 0.62 Ac. tract and the **East corner** hereof;

THENCE South 44 Deg. 30 Min. 40 Sec. West (called South 47 Deg. 12 Min. 58 Sec. West), at 195.21 ft. pass a capped iron rod in the North margin of COUNTY ROAD NO. 227 (meas. 70 ft. wide), and in all, 234.13 ft. (called 234.42 ft.) to a point in COUNTY ROAD NO. 227, for the West corner of said 0.67 Ac. tract, same being the South corner of said 0.62 Ac. tract, and the **Southeast corner** hereof;

THENCE North 72 Deg. 41 Min. 26 Sec. West (called North 70 Deg. 00 Min. 06 Sec. West), with COUNTY ROAD NO. 227, 315.46 ft. to a point for the South corner of said 1.01 Ac. tract, same being the **Southwest corner** hereof;

THENCE North 09 Deg. 23 Min. 31 Sec. West (called North 06 Deg. 41 Min. 13 Sec. West), with the turn-out into said HIGHWAY, 38.78 ft. (called 39.17 ft.) to a point for the Southwest corner of said 0.4853 Ac. tract, same being the **West corner** hereof;

THENCE South 72 Deg. 42 Min. 24 Sec. East, 73.60 ft. to a point for the Southeast corner of said 0.4853 Ac. tract, same being an **interior corner** hereof; from which corner, a Tx-Dot Disk called & found bears, South 09 Deg. 54 Min. 31 Sec. West, 0.46 ft.;

THENCE North 09 Deg. 07 Min. 38 Sec. West, 46.82 ft. (call & meas.) to a Tx-Dot Disk called & found for an interior corner of said 0.4853 Ac. tract, same being a **corner** hereof;

THENCE North 53 Deg. 44 Min. 43 Sec. East (call & meas.), with the Southeast line of said 0.4853 Ac. tract, 295.24 ft. (called 294.92 ft.) to the PLACE OF BEGINNING and containing 1.83 Ac. of land.

NOTE: A Plat accompanies this Metes & Bounds description.

Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.

Unless this Metes and Bounds Description (Field Note Description), including preamble, seal and signature, appears in its entirety, and in its original form, Surveyor assumes no responsibility or liability for its accuracy.

I, Robert W. Kolacny, Registered Professional Land Surveyor No. 5319, do hereby certify that the foregoing Field Note Description correctly describes results of a Survey made under my supervision on the ground, July 8, 2025.



Robert W. Kolacny, RPLS No. 5319

