

TRACT 1
12.49 ACRES

THE STATE OF TEXAS}
THE COUNTY OF GOLIAD}

BEING a 12.49 acre tract of land situated in Goliad County, Texas being a portion of Farmlot 23, Range 3 of the Original Four League Grant according to the established map or plat thereof recorded in Volume 1, Page 48 of the Plat Records, Goliad County, Texas, and being a portion of that certain tract of land described by Warranty Deed dated July 26, 2013 conveyed from Henry Dusek, Jr. and Barbara Dusek to Paul Wheelington as recorded in Volume 398, Page 296 of the Official Records, Goliad County, Texas, said 12.49 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a found 5/8" steel rebar along the intersection of the south line of Fannin Road (a 55.6-foot Right-of-Way) and the west line of McCampbell Road (a 55.6-foot Right-of-Way) marking the northeast corner of said Wheelington Tract for the northeast corner of the herein described tract;

THENCE, South 00°24'49" East (South 00°34'12" East), departing the south right-of-way line of said Fannin Road, along the west right-of-way line of said McCampbell Road with the east line of said Wheelington Tract, a distance of 509.42 feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." along the west right-of-way line of said McCampbell Road, and along the east line of said Wheelington Tract for the southeast corner of the herein described tract;

THENCE, South 89°04'45" West, departing the west right-of-way line of said McCampbell Road, over, into and across said Wheelington Tract, a distance of 1067.12 feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." along the west line of said Wheelington Tract and along the east line of a called 143.53 acre tract of land described by instrument to Oscar and Joann Wolter Family Holdings, LLC as recorded in Volume 433, Page 122 of the Official Records, Goliad County, Texas for the southwest corner of the herein described tract;

THENCE, North 00°24'34" West (North 00°34'12" West), along the common line between said Wheelington Tract and said 143.53 acre tract, a distance of 510.23 feet to a found 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." along the south right-of-way line of said Fannin Road marking the northwest corner of said Wheelington Tract and being the northeast corner of said 143.53 acre tract for the northwest corner of the herein described tract;

THENCE, North 89°07'22" East (North 89°48'08" East), along the south right-of-way line of said Fannin Road with the north line of said Wheelington Tract, a distance of 1067.07 (1067.15) feet to the **POINT OF BEGINNING**, **CONTAINING** within these metes and bounds a 12.49 acre tract of land, more or less.

Basis of bearing is based on the Texas State Plane Coordinate System (NAD 83), south central zone (4204). This survey was adjusted using a combined scale factor of 1.00007184836570 (GEOID12A).

The foregoing legal description and accompanying survey plat were prepared from an actual survey made on the ground under my supervision in December, 2021 and are true and correct to the best of my knowledge and belief.



12/23/2021

Urban Surveying, Inc.
By: Michael K. Williams
Registered Professional Land Surveyor
Texas No. 6616



S24875.00- Tract 1