



JOHN ANDREWS SURVEY
ABSTRACT NO. 2

ELI WEEGER LEASE
ABSTRACT NO. 59

NADADAD RIVER MEASUREMENTS	
NO.	MEASUREMENT
1	100.00
2	100.00
3	100.00
4	100.00
5	100.00
6	100.00
7	100.00
8	100.00
9	100.00
10	100.00
11	100.00
12	100.00
13	100.00
14	100.00
15	100.00
16	100.00
17	100.00
18	100.00
19	100.00
20	100.00
21	100.00
22	100.00
23	100.00
24	100.00
25	100.00
26	100.00
27	100.00
28	100.00
29	100.00
30	100.00
31	100.00
32	100.00
33	100.00
34	100.00
35	100.00
36	100.00
37	100.00
38	100.00
39	100.00
40	100.00
41	100.00
42	100.00
43	100.00
44	100.00
45	100.00
46	100.00
47	100.00
48	100.00
49	100.00
50	100.00
51	100.00
52	100.00
53	100.00
54	100.00
55	100.00
56	100.00
57	100.00
58	100.00
59	100.00
60	100.00
61	100.00
62	100.00
63	100.00
64	100.00
65	100.00
66	100.00
67	100.00
68	100.00
69	100.00
70	100.00
71	100.00
72	100.00
73	100.00
74	100.00
75	100.00
76	100.00
77	100.00
78	100.00
79	100.00
80	100.00
81	100.00
82	100.00
83	100.00
84	100.00
85	100.00
86	100.00
87	100.00
88	100.00
89	100.00
90	100.00
91	100.00
92	100.00
93	100.00
94	100.00
95	100.00
96	100.00
97	100.00
98	100.00
99	100.00
100	100.00

179.97 ACRES

GENERAL WARRANTY DEED
WING BANCORP, L.L.C.
VOLUME 122, PAGE 275 O.R.
300.00 ACRES

TELEPHONE
BLINDING



JOHN ANDREWS SURVEY
ABSTRACT NO. 2

STATE OF TEXAS
COUNTY OF JACKSON

WITNESSES:
JOHN ANDREWS
JOHN ANDREWS

JOHN ANDREWS
JOHN ANDREWS

JOHN ANDREWS	
DATE	10/10/2000
TIME	10:00 AM
BY	JOHN ANDREWS
FOR	JOHN ANDREWS
TO	JOHN ANDREWS
FROM	JOHN ANDREWS
THROUGH	JOHN ANDREWS
ACROSS	JOHN ANDREWS
UNDER	JOHN ANDREWS
OVER	JOHN ANDREWS
BEFORE	JOHN ANDREWS
AFTER	JOHN ANDREWS
WITHIN	JOHN ANDREWS
WITHOUT	JOHN ANDREWS
BEYOND	JOHN ANDREWS
BEHIND	JOHN ANDREWS
BEFORE	JOHN ANDREWS
AFTER	JOHN ANDREWS
WITHIN	JOHN ANDREWS
WITHOUT	JOHN ANDREWS
BEYOND	JOHN ANDREWS
BEHIND	JOHN ANDREWS

179.97 ACRES

JOHN ANDREWS SURVEY
ABSTRACT NO. 2

STATE OF TEXAS
COUNTY OF JACKSON

WITNESSES:
JOHN ANDREWS
JOHN ANDREWS

JOHN ANDREWS
JOHN ANDREWS

**EXHIBIT A
179.97 ACRE TRACT
LEGAL DESCRIPTION**

**STATE OF TEXAS
COUNTY OF JACKSON**

BEING a 179.97 acre tract of land situated in the Eli Mercer League, Abstract No. 54, Jackson County, Texas, and being out of a 257.30 acre tract described in Warranty Deed with Vendor's Lien dated January 29, 1993, from L.R. Hollingsworth, Jr. to Steven A. Rab and Pamela K. Rab, and recorded in Volume 2, Page 470 of the Official Records of said county, and also being shown on unrecorded plat dated 1974 by Andrew Spaeakerman Surveying & Engineering (Job No. 6441) and this 179.97 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at an existing 5/8 inch iron rod in the southwest right-of-way line of C.R. 284 (R.O.W. Varies) as described in Volume 363, Page 520 of the Deed Records of said county, at the east corner of a 383.58 acre tract described in Volume 624, Page 373 of the Official Records of said county, and at the north corner of said 257.30 acre tract for the north corner of the herein described tract, said iron rod being located South 54°29'01" East a distance of 88.20 feet from an existing 5/8 inch iron rod at an angle point in the southwest right-of-way line of C.R. 284 (60' R.O.W.) and at an angle point in the northeast line of said 383.58 acre tract;

THENCE South 54°29'01" East with the southwest right-of-way line of C.R. 284 and a northeast line of the herein described tract, for a distance of 112.91 feet to a point in the approximate centerline of an existing creek and at an angle point in the southwest right-of-way line of C.R. 284 (80' R.O.W.) for an angle point in the northeast line of the herein described tract;

THENCE South 60°11'20" East with the southwest right-of-way line of C.R. 284 and a northeast line of the herein described tract for a distance of 200.94 feet to a set 5/8 inch iron rod in the southwest right-of-way line of C.R. 284 (60' R.O.W.) at a northeasterly corner of said 257.3 acre tract and for a northeasterly corner of the herein described tract;

THENCE South 39°52'52" East with the southwest right-of-way line of C.R. 284, a northeast line of said 257.30 acre tract, and a northeast line of the herein described tract for a distance of 723.65 feet to an existing 5/8 inch iron rod at a northeasterly corner of said 257.30 acre tract for a northeasterly corner of the herein described tract;

THENCE South 29°43'51" East with the southwest right-of-way line of C.R. 284, a northeast line of said 257.30 acre tract, and the northeast line of the herein described tract for a distance of 899.02 feet to a set 5/8 inch iron rod at the north corner of the remaining portion of the 257.30 acre tract for a northeast corner of the herein described tract;

THENCE South 43°38'40" West with the northwest line of the remaining portion of the 257.30 acre tract and a southeast line of the herein described tract for a distance of 1,717.73 feet to a set 5/8 inch iron rod at the west corner of the remaining portion of the 257.30 acre tract for an interior corner of the herein described tract;

THENCE South 13°32'19" East with a southwest line of the remaining portion of the 257.30 acre tract and a northeast line of the herein described tract for a distance of 1,372.99 feet to a set 5/8 inch iron rod at the southwest corner of the remaining portion of the 257.30 acre tract for an interior corner of the herein described tract;

THENCE South 34°19'00" East with a southwest line of the remaining portion of the 257.30 acre tract and a northeast line of the herein described tract for a distance of 567.16 feet to a set 5/8 inch iron rod in the northwest line of a 200.00 acre tract described in Volume 330, Page 249 of the Deed Records of said county, in the southeast line of said 257.30 acre tract, and at the south corner of the remaining portion of the 257.30 acre tract for an east corner of the herein described tract;

THENCE South 43°38'37" West with the northwest line of said 200.00 acre tract, the southeast line of said 257.30 acre tract, and a southeast line of the herein described tract, at 900.22 feet pass an existing 4 inch concrete monument on line for reference, and continuing for a total distance of 970.10 feet to a point on the east bank of the Navidad River, at the west corner of said 200.00 acre tract, and at the south corner of said 257.30 acre tract for the south corner of the herein described tract;

THENCE with the east bank of the Navidad River, the southwest line of said 257.30 acre tract, and the southwest line of the herein described tract for the following courses and distances:

North 22°29'50" West for a distance of 287.98 feet to a point for angle;
North 15°57'55" West for a distance of 93.67 feet to a point for angle;
North 02°32'36" West for a distance of 92.12 feet to a point for angle;
North 10°26'22" East for a distance of 101.82 feet to a point for angle;
North 03°12'30" West for a distance of 211.28 feet to a point for angle;
North 18°00'57" West for a distance of 229.14 feet to a point for angle;
North 31°45'46" West for a distance of 249.00 feet to a point for angle;
North 24°02'42" West for a distance of 145.18 feet to a point for angle;
North 09°11'26" West for a distance of 130.91 feet to a point for angle;
North 14°24'34" West for a distance of 225.11 feet to a point for angle;
North 11°00'49" West for a distance of 224.65 feet to a point for angle;
North 33°16'39" West for a distance of 224.27 feet to a point for angle;
North 52°48'14" West for a distance of 151.25 feet to a point for angle;
North 67°15'33" West for a distance of 253.59 feet to a point for angle;
North 82°00'20" West for a distance of 271.31 feet to a point for angle;
South 78°26'32" West for a distance of 206.61 feet to a point for angle;
South 75°03'00" West for a distance of 435.99 feet to a point for angle;
South 70°19'11" West for a distance of 236.55 feet to a point for angle;
South 83°58'18" West for a distance of 218.65 feet to a point for angle;
South 73°39'48" West for a distance of 97.51 feet to a point for angle;
South 63°47'13" West for a distance of 295.91 feet to a point for angle;
South 59°26'38" West for a distance of 104.30 feet to a point for angle;
South 67°12'34" West for a distance of 155.32 feet to a point for angle;
South 80°27'18" West for a distance of 185.10 feet to a point for angle, and

THENCE North 85°09'24" West with the northeast bank of the Navidad River, the southwest line of said 257.3 acre tract, and the southwest line of the herein described tract for a distance of 192.55 feet to a point at the south corner of said 383.58 acre tract and at the west corner of said 257.30 acre tract for the west corner of the herein described tract;

THENCE North 43°39'32" East with the southeast line of said 383.58 acre tract, the northwest line of said 257.3 acre tract, and the northwest line of the herein described tract, at 99.65 feet pass an existing 4 inch concrete monument on line for reference, at 4,812.33 feet pass an existing 4 inch concrete monument on line for reference, and continuing for a total distance of 4,821.42 feet to the **POINT OF BEGINNING**, Containing 179.97 acres of land.

Reference is made to that plat accompanying this legal description.

Bearings are based on GPS Observation NAD83 South Central Zone. Coordinates and distances are grid values.

The above legal description is based on an actual survey made on the ground under my supervision.


Ganem & Kelly Surveying, Inc.
By: George A. Ganem, Jr.
Registered Professional Land Surveyor
Texas No. 4681

Date

3/29/2022



PC22-046
179.97 Acres