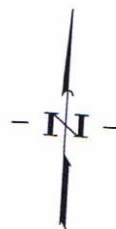


O'Connor & Associates
File No. 2022-5813 M.C.O.R.

LOT 2

LOT 1



STREET

BLOCK 3

E. E. FRY ADDITION

LOT 3

LOT 4

0.98 acre
File No. 2024-4314 M.C.O.R.

1/60 M.C.P.R.

0.32
ACRE

METAL
BUILDING

COVERED AREA

ASPHALT

ASPHALT

ASPHALT

SEVENTH

STREET

(STATE HIGHWAY NO. 35)

NOTE: BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE SOUTH
CENTRAL ZONE NAD'83 GRID BASED ON STATION HAPC-0219
ON THE RTK NETWORK.

0.32 ACRE SURVEY

I. & G. N. R. R. CO. SURVEY

ABSTRACT NO. 269

MATAGORDA COUNTY, TEXAS

LEGEND

- EXISTING 5/8" IRON ROD
UNLESS NOTED
- ⊙ EXISTING "MAG" NAIL
- SET 5/8" IRON ROD WITH
PLASTIC CAP
- ⊗ CHISELED/MARKED "X" IN CONC.
- M.C.D.R. MATAGORDA COUNTY DEED RECORDS
- M.C.O.R. MATAGORDA COUNTY OFFICIAL RECORDS
- P.O.B. POINT OF BEGINNING
- E— OVERHEAD POWERLINE
- #— EXISTING CHAINLINK FENCE
- //— EXISTING PIPE FENCE
- [] PLAT OR DEED CALL

BEING PART OF THE SAME PROPERTY DESCRIBED AS 0.98 ACRE TRACT
IN WARRANTY DEED WITH VENDOR'S LIEN DATED SEPTEMBER 6, 2024
FROM MARDIS AUTO PARTS, INC., TO MANNING HOLDING 1031, LLC,
RECORDED IN FILE NO. 2024-4314 OF THE OFFICIAL RECORDS OF
MATAGORDA COUNTY, TEXAS.

I, HENRY A. DANYSH, REGISTERED PROFESSIONAL LAND
SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON
AND A PROPERTY DESCRIPTION PREPARED REPRESENTS THE
RESULT OF A SURVEY MADE ON THE GROUND UNDER MY
DIRECTION ON DECEMBER 4, 2024.

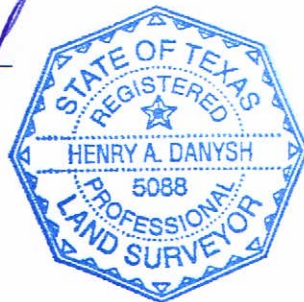
G & W ENGINEERS, INC.

• ENGINEERING • SURVEYING • PLANNING •

205 W. LIVE OAK STREET
PORT LAVACA, TEXAS 77979
TBPCLS FIRM NO.: 10022100
(361) 552-4509: PORT LAVACA
(979) 323-7100: BAY CITY



G & W ENGINEERS, INC.
HENRY A. DANYSH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5088



DRAWN BY: J.H.D. RECOM'D BY: H.A.D. DATE: DEC. 3, 2024 SCALE: 1" = 30' JOB NO.: 11317-001 DRAWING NO.: 11317-001

PROPERTY DESCRIPTION
0.32 ACRE

STATE OF TEXAS }
COUNTY OF MATAGORDA }

All of that certain tract or parcel containing 0.32 acre situated in the I. & G. N. R. R. Co. Survey, Abstract No. 269 of Matagorda County, Texas and being part of the same property described as 0.98 acre tract in Warranty Deed with Vendor's Lien dated September 6, 2024 from Mardis Auto Parts, Inc., to Manning Holding 1031, LLC, recorded in File No. 2024-4314 of the Official Records of Matagorda County, Texas. This 0.32 acre is more particularly described by metes and bounds as follows:

BEGINNING at an existing "MAG" nail (N=13,554,235.27; E=2,942,027.03) located at the intersection of the of the North line of Seventh Street (State Highway No. 35) and the East line of Peach Street and at the Southwest corner of the above referenced 0.98 acre tract for the Southwest corner of this 0.32 acre being described;


THENCE North 03° 21' 40" West [deed call = North 03° 21' 40" West], with the East line of Peach Street and the West line of the said 0.98 tract, a distance of 140.00 feet [deed call = 140.00 feet] to an existing 5/8 inch iron rod located at the Southwest corner of a tract conveyed to O'Connor & Associates described in deed recorded in File No. 2022-5813 of the Matagorda County Official Records and at the Northwest corner of the said 0.98 acre tract for the Northwest corner of this 0.32 acre being described;

THENCE North 86° 38' 20" East [deed call = North 86° 38' 20" East], with the South line of the said O'Connor & Associates tract and an interior line of the said 0.98 acre tract, a distance of 100.00 feet [deed call = 100.00 feet] to an existing 5/8 inch iron rod located at a corner of the said O'Connor & Associates tract and at an interior corner of corner of the said 0.98 acre tract for the Northeast corner of this 0.32 acre being described;

THENCE South 03° 21' 40" East, crossing the said 0.98 acre tract, a distance of 140.00 feet to a marked "X" in concrete located in the North line of Seventh Street and in the South line of the said 0.98 acre tract for the Southeast corner of this 0.32 acre being described;

THENCE South 86° 38' 20" West [deed call = South 86° 38' 20" West], with the North line of Seventh Street (State Highway No. 35) and the South line of the said 0.98 acre tract, a distance of 100.00 feet to the **PLACE OF BEGINNING**, containing within these metes and bounds 0.32 acre.

The bearings and coordinates recited herein are Texas State Plane South Central Zone NAD'83 Grid based on Station HAPC-0219 on the RTK network. This property description and a plat were prepared from a survey made on the ground under my direction on December 4, 2024.


G & W ENGINEERS, INC.
TBPELS FIRM NO. 10022100
Henry A. Danysh
Registered Professional
Land Surveyor, No. 5088

