

STREET

CONCRETE

PEACH

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

- N -

LOT 2

LOT 1

[N86°38'20"E]
N86°38'20"E

[100.00']
100.00'

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.

P.O.B.
N=13,554,235.27
E= 2,942,027.03

[N03°21'40"W]
N03°21'40"W

[S86°38'20"W]
S86°38'20"W

0.32
ACRE

METAL
BUILDING

COVERED AREA

S03°21'40"E

123.5
140.00'

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.

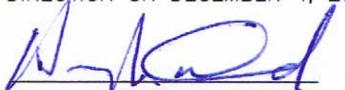
0.32 ACRE SURVEY
I. & G. N. R. R. CO. SURVEY
ABSTRACT NO. 269
MATAGORDA COUNTY, TEXAS

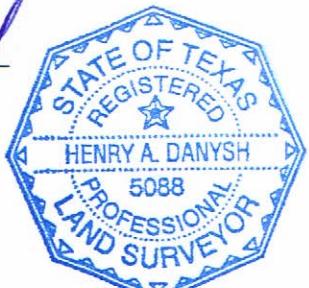
BEING PART OF THE SAME PROPERTY DESCRIBED AS 0.98 ACRE TRACT
IN WARRANTY DEED WITH VENDOR'S LIEN DATED SEPTEMBER 6, 2024
FROM MARDIS AUTO PARTS, INC., TO MANNING HOLDING 1031, LLC,
RECORDED IN FILE NO. 2024-4314 OF THE OFFICIAL RECORDS OF
MATAGORDA COUNTY, TEXAS.

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

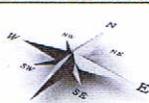
I, HENRY A. DANYSH, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON AND A PROPERTY DESCRIPTION PREPARED REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION ON DECEMBER 4, 2024.


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



G & W ENGINEERS, INC.

• ENGINEERING • SURVEYING • PLANNING •



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

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 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;

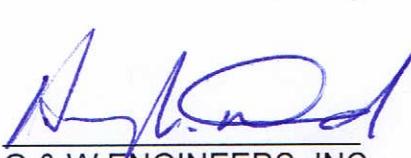
THENCE North 03° 21' 40" West [deed call = North 03° 21' 40" West], with the East line of Peach Street and the West line of the said 0.98 tract, a distance of 140.00 feet [deed call = 140.00 feet] to an existing 5/8 inch iron rod located at the Southwest corner of a tract conveyed to O'Connor & Associates 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 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

