

Annexation Tract No. 4
121.92 Acres

George Singleton Survey, Abstract 58
William Kincheloe Survey, Abstract 38

STATE OF TEXAS §

COUNTY OF WHARTON §

A **METES & BOUNDS** description of a 121.92 acre tract of land in the George Singleton Survey, Abstract 58, and the William Kincheloe Survey, Abstract 38, Wharton County, Texas, and being an approximate 1000-foot wide strip of land along U. S. Highway 59 extending northerly from the northern existing City Limits of the City of Wharton, with all bearings based upon a portion of the westerly right-of-way line of U. S. Highway 59 as being North 18 degrees 04 minutes 55 seconds East (called North 18 degrees 04 minutes 55 seconds East).

Beginning at the intersection of the centerline of U. S. Highway 59 and the northerly line of the existing City Limits of the City of Wharton (Ordinance Number 2019-18);

Thence North 71 degrees 55 minutes 05 seconds West, 200.00 feet to a point for the west corner of the herein described tract, said point being the north corner of said existing City Limits of the City of Wharton, said point being in the westerly right-of-way line of U. S. Highway 59, same being the easterly line of an adjoining called 2.579 acre tract recorded in Volume 716, Page 479, Deed Records, Wharton County, Texas;

Thence North 18 degrees 04 minutes 55 seconds East along the westerly right-of-way line of U. S. Highway 59, 184.54 feet to the lower corner of a cutback at the intersection of the westerly right-of-way line of U. S Highway 59 and the southerly right-of-way line of Ponderosa Road;

Thence North 26 degrees 51 minutes 07 seconds West along said cutback, 70.79 feet to the upper corner of said cutback, being in the southerly right-of-way line of Ponderosa Road;

Thence North 18 degrees 14 minutes 52 seconds East crossing Ponderosa Road, 70.00 feet to the lower corner of a cutback at the intersection of the westerly right-of-way line of U. S. Highway 59 and the northerly right-of-way line of Ponderosa Road, said point being in the southerly line of the adjoining residue of a called 712.5 acre tract recorded in Volume 357, Page 148, Official Records, Wharton County, Texas;

Thence North 63 degrees 08 minutes 53 seconds East along said cutback, 70.63 feet to the upper corner of said cutback, said point being in the westerly right-of-way line of U. S. Highway 59;

Thence North 18 degrees 04 minutes 55 seconds East along the westerly right-of-way line of U. S. Highway 59, 751.84 feet to the beginning of a curve to the right;

Thence along said curve to the right, continuing along the westerly right-of-way line of U. S. Highway 59, having a central angle of 08 degrees 40 minutes 05 seconds, a radius of 5,779.58 feet, an arc length of 874.37 feet, and a chord bearing North 22 degrees 24 minutes 58 seconds East, 873.54 feet to the end of said curve;

Thence North 26 degrees 45 minutes 00 seconds East continuing along the westerly right-of-way line of U. S. Highway 59, 2,202.48 feet to the beginning of a curve to the left;

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Thence along said curve to the left, continuing along the westerly right-of-way line of U. S. Highway 59, having a central angle of 12 degrees 33 minutes 53 seconds, a radius of 904.93 feet, an arc length of 198.45 feet, and a chord bearing North 20 degrees 28 minutes 03 seconds East, 198.05 feet to the end of said curve;

Thence North 14 degrees 11 minutes 07 seconds East continuing along the westerly right-of-way line of U. S. Highway 59, 300.00 feet to the beginning of a curve to the right;

Thence along said curve to the right, continuing along the westerly right-of-way line of U. S. Highway 59, having a central angle of 12 degrees 33 minutes 54 seconds, a radius of 1,004.93 feet, an arc length of 220.38 feet, and a chord bearing North 20 degrees 28 minutes 03 seconds East, 219.94 feet to the end of said curve;

Thence North 26 degrees 45 minutes 00 seconds East continuing along the westerly right-of-way line of U. S. Highway 59, 404.38 feet to a point for the north corner of the herein described tract, said point being in the east line of an adjoining called 14.5078 acre tract recorded in Volume 959, Page 446, Official Records, Wharton County, Texas;

Thence South 63 degrees 15 minutes 00 seconds East along the northeast line of the herein described tract, crossing U. S. Highway 59, at 271 feet pass the centerline of U. S. Highway 59, at 482.77 feet pass the easterly right-of-way line of U. S. Highway 59, and continuing for a total distance of 1,111.00 feet to the east corner of the herein described tract, said point being within a non-contiguous portion of the aforementioned residue of a called 712.5 acre tract;

Thence establishing the easterly line of the herein described tract, crossing said non-contiguous portion of a called 712.5 acre tract, with the following courses and distances:

South 26 degrees 45 minutes 00 seconds West, 3,315.16 feet to the beginning of a curve to the left;

Thence along said curve to the left having a radius of 4,779.58 feet, a central angle of 08 degrees 40 minutes 05 seconds, an arc length of 723.09 feet, and a chord bearing South 22 degrees 24 minutes 58 seconds West, 722.40 feet to the end of said curve;

South 18 degrees 04 minutes 55 seconds West, crossing the aforementioned Ponderosa Road, 1106.38 feet to a point for the south corner of the herein described tract, same being the east corner of the aforementioned existing City of Wharton City Limits;

Thence North 71 degrees 55 minutes 05 seconds West along the northeast line of the existing City of Wharton City Limits, crossing U. S. Highway 59, 800.00 feet to the **Place of Beginning** and containing 121.92 acres of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

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Jones | Carter
1229 Corporate Drive, Suite 100
Rosenberg, TX 77471
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046104



Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com