

2021-05005 AM Total Pages: 7

2

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- Prospective purchasers are advised to independently examine all Association Documents for the Shoalwater Association, as well as performing a physical inspection of the property and common areas, prior to purchase.*

By:

Gary Nix, President

THE STATE OF TEXAS

COUNTY OF Concho

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CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Gary Nix who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he is the President of Shoalwater Flats Association and that by authority duly given and as the act of Shoalwater Flats Association executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this the 29 day of November 2021.



Brett Magnusson
Notary Public in and for The State of Texas

AFTER RECORDING, RETURN TO:

Shoalwater Flats Association
P.O. Box 1190
Port Lavaca, Texas 77979

FIELDNOTE DESCRIPTION
7.96 ACRES

STATE OF TEXAS }
COUNTY OF CALHOUN }

All of that certain tract or parcel containing 7.96 acres situated in the E. Cantu League, Abstract No. 6, Calhoun County, Texas and being a part of the same property described as 12.72 acres in Warranty Deed dated September 12, 2005 from Mary Louise Sheridan to Brian K. Willoughby and Brian M. Willoughby recorded in Volume 432, Page 732 of the Official Records of Calhoun County, Texas. This 7.96 acres is more particularly described by metes and bounds as follows:

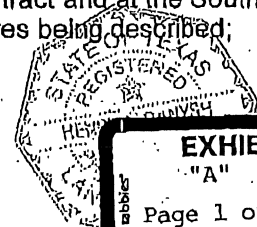
BEGINNING at an existing 5/8 Inch iron rod located in Lane Road Right-of-Way Easement described in deed recorded in Volume 265, Page 418 of the Calhoun County Deed Records and in the Northeast line of Tract "A" described in deed recorded in Volume 281, Page 620 of the Calhoun County Official Records and at the lower Southwest corner of the residue of 13,326.88 acres described in deed recorded in Volume 153, Page 15 of the Calhoun County Official Records and at the West corner of the above referenced 12.72 acre tract for the West corner of this 7.96 acres being described;

THENCE North 58° 47' 40" East (Base Bearing) [deed call = North 58° 47' 40" East], with an interior line of the said residual tract and the Northwest line of the 12.72 acre tract, a distance of 612.87 feet to an existing 5/8 Inch iron rod located at the Northwest corner of a 4.75 acre tract previously surveyed for the North corner of this 7.96 acres being described;

THENCE crossing the said 12.72 acre tract with the lines of the said 4.75 acre tract with the following courses and distances:

- South 31° 21' 26" East a distance of 149.86 feet to an existing 5/8 Inch iron rod for corner;
- South 58° 41' 33" West a distance of 200.14 feet to an existing 5/8 Inch iron rod for corner;
- South 46° 40' 53" East a distance of 361.49 feet to an existing 5/8 Inch iron rod for corner;
- South 12° 05' 41" West a distance of 28.64 feet to an existing fence corner post for corner; from which an existing 5/8 inch iron rod bears: South 50° 36' 12" West a distance of 0.29 feet;
- South 42° 42' 34" East a distance of 17.69 feet to an existing fence corner post for corner; from which an existing 5/8 Inch iron rod bears: South 59° 27' 19" West a distance of 0.42 feet;
- South 57° 31' 44" East a distance of 137.48 feet to the Northwest line of the Intracoastal Waterway described in deed recorded in Volume 33, Page 618 of the Calhoun County Deed Records and in the Southeast line of the said 12.72 acre tract and at the South corner of the said 4.75 acre tract and for the East corner of this 7.96 acres being described;

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FIELDNOTE DESCRIPTION
7.96 ACRES

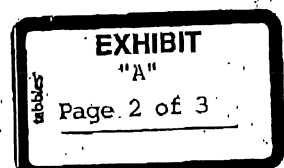
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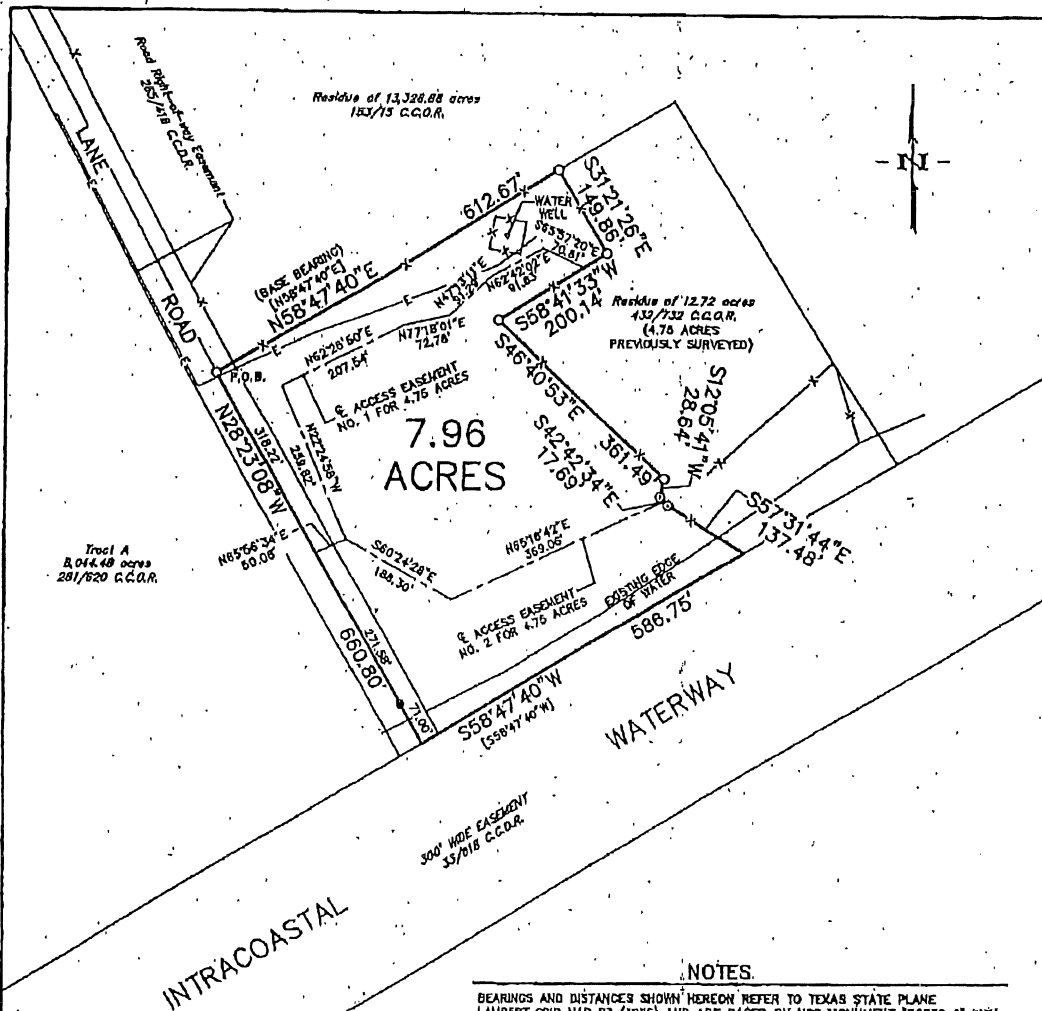
THENCE South 58° 47' 40" West [deed call = South 58° 47' 40" West], with the Northwest line of the said Intracoastal Waterway and the Southeast line of the 12.72 acre tract, a distance of 586.75 feet to the Southeast Terminus Line of Lane Road and at the East corner of the said Tract A and for the South corner of this 7.96 acres being described;

THENCE North 28° 23' 08" West, up Lane Road with the Northeast line of said Tract "A" and Southwest line of the said 12.72 acre tract, pass a 5/8 Inch Iron rod with plastic cap set on line at a distance of 71.00 feet and continuing a total distance of 660.80 feet to the PLACE OF BEGINNING, containing within these metes and bounds 7.96 acres.

The bearings and distances recited herein refer to Texas State Plane Lambert Grid Nad 83 (1986) and are based on NGS Monument "Porto 2" with published coordinates of (Northing = 13,348,963.42) and (Easting = 2,779,103.72). This fieldnote description and a plat were prepared from a survey made on the ground under my direction in December 2008.


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





7.96 ACRE SURVEY E. CANTU LEAGUE ABSTRACT NO. 6 CALHOUN COUNTY, TEXAS

BEING A PART OF THE SAME PROPERTY DESCRIBED AS 12.72 ACRES IN WARRANTY DEED DATED SEPTEMBER 12, 2005 FROM MARY LOUISE SHERIDAN TO BRIAN K. WILLOUGHBY AND BLAN M. WILLOUGHBY RECORDED IN VOLUME 432, PAGE 732 OF THE OFFICIAL RECORDS OF CALHOUN COUNTY, TEXAS.

G & W ENGINEERS, INC.

• ENGINEERING • SURVEYING • ARCHITECTURE • PLANNING

205 W. LIVE OAK ST. PORT LAVACA, TEXAS 77979 (361) 552-4509
1801 7th ST., SUITE 280 BAY CITY, TEXAS 77414 (979) 323-7100

DRAWN BY:	J.H.D.	RECORD BY:	O.W.D.	DATE:	DEC. 11, 2008	SCALE:	1" = 200'	JOB NO.:	5383-001	DRAWING NO.:	5383-001
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BEARINGS AND DISTANCES SHOWN HEREON REFER TO TEXAS STATE PLANE LAMBERT GRID NAD 83 (1986) AND ARE BASED ON NGS MONUMENT "PORTO 2" WITH PUBLISHED COORDINATES OF (NORTHING=13,348,083.42) AND (EASTING=2,779,103.72).

LOCATION OF THE NORTHWEST LINE OF INTRACOASTAL WATERWAY EASEMENT AND ASSOCIATED CURVE DATA ARE BASED ON CENTERLINE ALIGNMENT COORDINATES FURNISHED BY CORPS OF ENGINEERS OFFICE IN CORPUS CHRISTI, TEXAS AND SUBSTANTIATED BY EXISTING MONUMENTS.

LEGEND

- EXISTING 5/8" IRON ROD
- EXISTING FENCE CORNER POST
- SET 5/8" IRON ROD WITH PLASTIC CAP
- C.G.O.R. CALHOUN COUNTY DEED RECORDS
- C.G.O.R. CALHOUN COUNTY OFFICIAL RECORDS
- E— OVERHEAD POWERLINE
- X— EXISTING WIRE FENCE

I, HENRY A. DANYSH, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON AND A FIELDNOTE DESCRIPTION PREPARED REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION IN DECEMBER OF 2008.

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

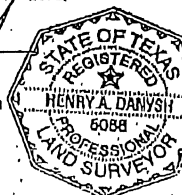


EXHIBIT
"A"

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EXHIBIT "B"

Shoalwater Flats, located in Calhoun County, Texas, made subject to the authority of Shoalwater Flats Association, which are encumbered by the following Association Documents filed of record in Calhoun County, Texas, as follows:

DATE RECORDED	CLERK'S FILE NO.	DOCUMENT
February 11, 2020	2020-00502	Resolution Of The Board Of Directors Of Shoalwater Flats Association Regarding Records Production And Copying Policy
February 11, 2020	2020-00503	Resolution Of The Board Of Directors Of Shoalwater Flats Association Regarding Records Retention Policy
February 11, 2020	2020-00504	Resolution Of The Board Of Directors Of Shoalwater Flats Association Regarding Payment Plan Policy
February 11, 2020	2020-00505	Bylaws Of Shoalwater Flats Association, A Texas Nonprofit Corporation
February 11, 2020	2020-00507	Architectural Review Committee Guidelines of Shoalwater Flats Association
February 11, 2020	2020-00506	Shoalwater Flats Association Rules
December 2, 2021	2021- <u>05004</u>	Amended and Restated Bylaws of Shoalwater Flats Association, A Texas Nonprofit Corporation

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2021-05005

AM Fee: \$46.00
12/02/2021 02:37 PM ksmith



Anna M. Goodman

Anna Goodman, County Clerk
Calhoun County, Texas