

S19-168

Being all that certain tract of 299.065 acres of land, more or less, lying and being situated in Gonzales County and Fayette County, Texas, being part of the Freeman George Survey, Abstract No. 224 in Gonzales County and Abstract No. 197 in Fayette County, more particularly Special Warranty Deed dated June 24, 2011, executed by Patricia Sammis Cody to B-S Ranch, LLC, recorded in Volume 1073, Page 477, of the Official Records of Gonzales County, herein called subject tract, intended to be described by metes and bounds, with bearing basis GPS Grid North, as follows:

BEGINNING at a 1/2 inch iron rod found 0.2 foot above ground at the easternmost south corner of said subject tract, and at the northeast corner of a 18.250 acre tract of land described as Tract Two in Warranty Deed dated January 6, 2006, executed by Mark Cerny and Elizabeth Cerny to Joseph T. Sonnier, recorded in Volume 936, Page 884, of the Official Records of Gonzales County, and in the west line of Farm to Market Road No. 1115, for the easternmost south corner of this tract or parcel of land hereby intended to be described;

THENCE North 48° 37' 30" West along the southwest line of said subject tract and the northeast line of said Sonnier tract, at 2568.77 feet, crossing a 1/2 inch iron rod found 0.7 foot above ground at the north corner of said Sonnier tract, and at an east corner of a 268.04 acre tract of land described in General Warranty Deed dated November 14, 2003, executed by J. Golden Properties, Inc. to Michael Jay Kuper, recorded in Volume 894, Page 799, of the Official Records of Gonzales County, and continuing along the northeast line of said Kuper tract, in all a distance of 3383.40 feet, to a 1/2 inch iron rod found 0.4 foot above ground at an interior corner of said subject tract, and at a north corner of said Kuper tract, for an interior corner of this tract or parcel of land hereby intended to be described;

THENCE South 30° 58' 11" West 190.37 feet along a southeast line of subject tract and a northwest line of said Kuper tract, to a 1/2 inch iron rod found flush with the ground at a south corner of said subject tract and at an interior corner of said Kuper tract, for a south corner of this tract or parcel of land hereby intended to be described;

THENCE North 48° 24' 35" West along the southwest line of said subject tract and the northeast line of said Kuper tract, at 3106.55 feet, crossing a north corner of said Kuper tract, and the east corner of a 19.20 acre tract of land described in Warranty Deed dated April 9, 2009, executed by Wayne Lee Hardin, Jr., and Patrice Hardin to Bryan E. Wiest and Danielle R. Wiest, recorded in Volume 1001, Page 240, of the Official Records of Gonzales County, and continuing along the northeast line of said Wiest tract, in all a distance of 4639.24 feet to a 1/2 inch iron rod found 0.2 foot above ground at the west corner of said subject tract and at the north corner of said Wiest tract, and in the southeast line of called County Road No. 446 in Gonzales County, called Bar Ranch Road in Fayette County, for the west corner of this tract or parcel of land hereby intended to be described;

THENCE along the northwest line of said subject tract and the southeast line of said County Road No. 446 (Bar Ranch Road) as follows:

North 27° 57' 22" East at 526.65 feet, crossing the northeast line of said Gonzales County and the southwest line of said Fayette County, in all a distance of 537.98 feet to a 5/8 inch iron rod set (all iron rods set with red plastic cap marked Gonzales First Shot Surv);

North 49° 43' 26" East 1300.96 feet to a 5/8 inch iron rod set;

North 53° 49' 42" East 729.64 feet to a 5/8 inch iron rod set;

North 87° 34' 28" East 28.47 feet to a 5/8 inch iron rod set at the intersection of said Bar Ranch Road and Elm Creek Road;

THENCE along the common line of said subject tract and the southwest line of said Elm Creek Road as follows:

South 50° 11' 06" East 51.02 feet to a 5/8 inch iron rod set;

South 36° 15' 44" East 7184.26 feet to a 5/8 inch iron rod set;

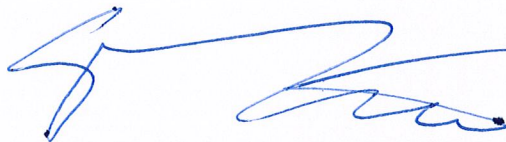
South 01° 07' 19" West at 494.21 feet, crossing the southwest line of said Fayette County and the northeast line of said Gonzales County, in all a distance of 658.70 feet to a 5/8 inch iron rod set at the intersection of said Elm Creek Road with the northwest line of said Farm to Market Road No. 1115, for an angle point in the east line of this tract or parcel of land hereby intended to be described;

THENCE along the east line of said subject tract and the west line of said Farm to Market Road No. 1115 as follows:

With a curve to the left, with a radius of 1005.00 feet, an arc length of 215.00 feet, a chord bearing South 07° 24' 04" West and a chord length of 214.59 feet to a 5/8 inch iron rod set;

THENCE South 01° 01' 23" West 201.50 feet to the PLACE OF BEGINNING, as is shown on Gonzales First Shot Surveying Plat No. S19-168, dated September 12, 2019.

These Field Notes were prepared from a survey done on the ground under my supervision and are true and correct to the best of my knowledge.



SETH M. FULLILOVE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6397



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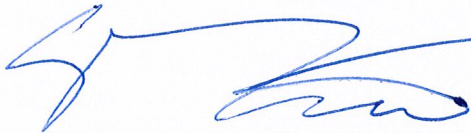
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