

PROPERTY DESCRIPTION
38.99 ACRES

STATE OF TEXAS }
COUNTY OF MATAGORDA }

All of that certain tract or parcel containing 38.99 acres situated in the Daniel Yeamans Survey, Abstract No. 417 and in the Elias Yeamans Survey, Abstract No. 418 of Matagorda County, Texas and being a part of Section 25 of the J. E. Pierce Ranch Subdivision relative to the plat recorded in Volume 26, Page 490 of the Deed Records of Matagorda County, Texas and being a part of the same property described as 40 acres in Deed dated October 19, 1938 from Gust Franzen, et ux to Ira M. Corporon, recorded in Volume 84, Page 383 of the Deed Records of Matagorda County, Texas. This 38.99 acres is more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap (N=13,450,523.64; E=2,885,690.03) set at the intersection of the centerline of County Road No. 379 with the intersection of County Road No. 378 and in the East line of a 39.41 acre tract described in Deed recorded in Volume 519, Page 295 of the Official Records of Matagorda County, Texas and at the common corner of Sections 23, 24, 25 and 26 of the above referenced subdivision and at the Northwest corner of an 80 acre tract described in Deed recorded in Volume 129, Page 246 of the Deed Records of Matagorda County, Texas and at the Southwest corner of the above referenced 40 acre tract for the Southwest corner of this 38.99 acres being described;

THENCE North 03° 52' 17" West, with the centerline of County Road No. 378 and the common line between the said Sections 24 and 25 and the East line of the said 39.41 acre tract and the West line of the said 40 acre tract, a distance of 610.00 feet to a 5/8 inch iron rod with plastic cap set at the Southwest corner of a 1.01 acre tract described in Deed recorded in Volume 469, Page 301 of the Official Records of Matagorda County, Texas for a corner of this 38.99 acres being described;

THENCE North 86° 07' 43" East, with the South line of the said 1.01 acre tract, passing the East line of County Road No. 378 at a distance of 40.00 feet and continuing a total distance of 210.00 feet to a 5/8 inch iron rod with plastic cap set at the Southeast corner of the said 1.01 acre tract for an interior corner of this 38.99 acres being described;

THENCE North 03° 52' 17" West, with the East line of the said 1.01 acre tract, a distance of 210.00 feet to a 5/8 inch iron rod with plastic cap set at the Northeast corner of the said 1.01 acre tract for an interior corner of this 38.99 acres being described;

THENCE South 86° 07' 43" West, with the North line of the said 1.01 acre tract, passing the East line of County Road No. 378 at a distance of 170.00 feet and continuing a total distance of 210.00 feet to a 5/8 inch iron rod with plastic cap set in the centerline of County Road No. 378 and in the common line between the said Sections 24 and 25 and the East line of the said 39.41 acre tract and the West line of the said 40 acre tract and at the Northwest corner of the said 1.01 acre tract for a corner of this 38.99 acres being described;



PROPERTY DESCRIPTION
38.99 ACRES

(continued)


THENCE North 03° 52' 17" West, with the centerline of County Road No. 378 and the common line between the said Sections 24 and 25 and the East line of the said 39.41 acre tract and the West line of the said 40 acre tract, a distance of 500.00 feet to a 5/8 inch iron rod with plastic cap set at the Southwest corner of a 72.74 acre tract described in Deed recorded in Volume 395, Page 576 of the Deed Records of Matagorda County, Texas and at the Northwest corner of the said 40 acre tract for the upper Southwest corner of a 130.63 acre tract also surveyed on this day and for the Northwest corner of this 38.99 acres being described;

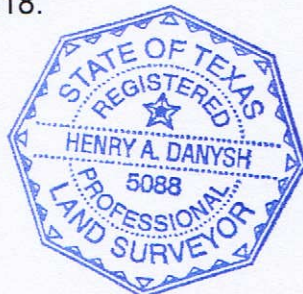
THENCE North 86° 07' 43" East, with the South line of the said 72.74 acre tract and an interior line of the said 130.63 acre tract and the North line of the said 40 acre tract, passing the East line of County Road No. 378 at a distance of 40.00 feet and continuing a total distance of 1320.00 feet to a 5/8 inch iron rod with plastic cap set at the Northwest corner of a 40 acre tract described in Deed recorded in Volume 395, Page 576 of the Deed Records of Matagorda County, Texas and at the Northeast corner of the first referenced 40 acre tract for an interior corner of the said 130.63 acre tract and for the Northeast corner of this 39.88 acres being described;

THENCE South 03° 52' 17" East, with the common line between the two said 40 acre tracts and an interior line of the said 130.63 acre tract, passing the North line of County Road No. 379 at a distance of 1290.00 feet and continuing a total distance of a distance of 1320.00 feet to a 5/8 inch iron rod with plastic cap set in the centerline of County Road No. 379 and in the common line between the said Sections 25 and 26 and in the North line of the said 80 acre tract and at the Southeast corner of the first referenced 40 acre tract and at the Southwest corner of the second referenced 40 acre tract for the lower Southwest corner of the said 130.63 acre tract and for the Southeast corner of this 38.99 acres being described;

THENCE South 86° 07' 43" West, with the centerline of County Road No. 379 and the common line between the said Sections 25 and 26 and the North line of the said 80 acre tract and the South line of the first referenced 40 acre tract, passing the East line of County Road No. 378 at a distance of 1280.00 feet and continuing a total distance of 1320.00 feet to the **PLACE OF BEGINNING**, containing within these metes and bounds 38.99 acres of which 1.01 acres are located within the limits of County Road No. 378 and 0.91 acre is located within the limits of County Road No. 379.

The bearings and coordinates recited herein are Texas State Plane South Central Zone NAD'83 Grid. This property description and a plat were prepared from a survey made on the ground under my direction on March 28, 2018.


G & W ENGINEERS, INC.
TBPLS Firm No. 10022100
Henry A. Danysh
Registered Professional
Land Surveyor, No. 5088



**PROPERTY DESCRIPTION
69.75 ACRES**

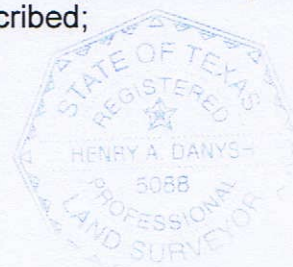
STATE OF TEXAS }
COUNTY OF MATAGORDA }

All of that certain tract or parcel containing 69.75 acres situated in the Daniel Yeamans Survey, Abstract No. 417 of Matagorda County, Texas and being a part of Section 25 of the J. E. Pierce Ranch Subdivision relative to the plat recorded in Volume 26, Page 490 of the Deed Records of Matagorda County, Texas and being a part of the same property described as 47.6 acres in Deed dated March 26, 1955 from Cena R. Livers, et al to Chester Corporon, recorded in Volume 274, Page 522 of the Deed Records of Matagorda County, Texas and the same property described as 10 acres in Deed dated December 5, 1973 from William A. Jackson, et al to Chester Corporon, recorded in Volume 530, Page 331 of the Deed Records of Matagorda County, Texas and the same property described as 20 acres in Deed dated September 14, 1996 from Rene Burkholder Harman to Chester Corporon and Margaret Corporon, recorded in Volume 451, Page 435 of the Official Records of Matagorda County, Texas and the same property described as 10 acres in Warranty Deed dated December 23, 1997 from Clara Louise LeTulle Green to Chester Corporon and Margaret Corporon, recorded in Volume 488, Page 252 of the Official Records of Matagorda County, Texas. This 69.75 acres is more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap (N=13,454,688.62; E=2,885,408.17) set at the intersection of the South line of a platted road with the centerline of County Road No. 378 and at the Northeast corner of Section 24 and at the Northeast corner of Section 25 of the above referenced subdivision and at the Northeast corner of a 50 acre tract described in Deed recorded in File No. 078834 of the Official Records of Matagorda County, Texas and at the Northwest corner of the above referenced 20 acre tract for the Northwest corner of this 69.75 acres being described;

THENCE North 86° 07' 43" East, with the South line of the said platted road and the North line of the said Section 25 and the North line of the said 20 acre tract and the North line of the above referenced 47.6 acre tract, passing the East line of County Road No. 378 at a distance of 40.00 feet and continuing a total distance 1980.00 feet to a 5/8 inch iron rod with plastic cap set at the Northwest corner a 150 Foot Wide Strip reserved and excepted from the said 47.6 acres tract previously referenced for the Northeast corner of this 69.75 acres being described;

THENCE South 03° 52' 17" East, with the West line of the 150 Foot Wide Strip, a distance of 1534.50 feet to a 5/8 inch iron rod with plastic cap set at the Southwest corner of the said 150 Foot Wide Strip and in the South line of the said 47.6 acre tract and in the North line of another 150 Foot Wide Strip reserved and excepted from the Second Tract described in deed recorded in Volume 395, Page 576 of the Matagorda county Deed Records for the Southeast corner of this 69.75 acres being described;



PROPERTY DESCRIPTION
69.75 ACRES

(continued)

THENCE South 86° 07' 43" West, with the North line of the last referenced 150 Foot Wide Strip and the South line of the said 47.6 acre tract and the South line of the last referenced 10 acre tract, passing the East line of County Road No. 378 at a distance of 1940.00 feet and continuing a total distance 1980.00 feet to a 5/8 inch iron rod with plastic cap set in the centerline of County Road No. 378 and in the common line between the said Sections 24 and 25 and at the Southeast corner of the said 50 acre tract and at the Southwest corner of the said 10 acre tract and the Northwest corner of the said 150 Foot Wide Strip for the Southwest corner of this 69.75 acres being described;

THENCE North 03° 52' 17" West, with the centerline of County Road No. 378 and the common line between the said Sections 24 and 25 and the East line of the said 50 acre tract and the West line of the said 10 acre tract and the West line of the first referenced 10 acre tract and the West line of the said 20 acre tract, a distance of 1534.50 feet to the **PLACE OF BEGINNING**, containing within these metes and bounds 69.75 acres of which 1.41 acres are located within the limits of County Road No. 378.

The bearings and coordinates recited herein are Texas State Plane South Central Zone NAD'83 Grid. This property description and a plat were prepared from a survey made on the ground under my direction on March 28, 2018.



G & W ENGINEERS, INC.
TBPLS Firm No. 10022100
Henry A. Danysh
Registered Professional
Land Surveyor, No. 5088



PROPERTY DESCRIPTION
130.63 ACRES

STATE OF TEXAS }
COUNTY OF MATAGORDA }

All of that certain tract or parcel containing 130.63 acres situated in the Daniel Yeamans Survey, Abstract No. 417 and in the Elias Yeamans Survey, Abstract No. 418 of Matagorda County, Texas and being a part of Section 25 of the J. E. Pierce Ranch Subdivision relative to the plat recorded in Volume 26, Page 490 of the Deed Records of Matagorda County, Texas and being a part of the same property described as 47.6 acres in Deed dated March 26, 1955 from Cena R. Livers, et al to Chester Corporon, recorded in Volume 274, Page 522 of the Deed Records of Matagorda County, Texas and the same property described in First Tract as 40 acres and in Second Tract as 72.74 acres in Deed dated December 13, 1962 from W. L. Corporon, et ux to C. M. Corporon, recorded in Volume 395, Page 576 of the Deed Records of Matagorda County, Texas. This 130.63 acres is more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap (N=13,454,866.86; E=2,888,042.15) set in the South line of a platted road and at the Northwest corner of a 247.6 acre tract described in Deed recorded in Volume 106, Page 30 of the Deed Records of Matagorda County, Texas and at the Northeast corner of the above referenced 47.6 acre tract for the Northeast corner of this 130.63 acres being described;

THENCE South 03° 52' 17" East, with the West line of the said 247.6 acre tract and the East line of the said 47.6 acre tract and the East line of the above referenced 72.74 acre tract and the East line of the said 40 acre tract, passing the North line of County Road No. 379 at a distance of 4144.50 feet and continuing a total distance a distance of 4174.50 feet to a 5/8 inch iron rod with plastic cap set in the centerline of County Road No. 379 and in the common line between Sections 25 and 26 of the above referenced subdivision and at the Southwest corner of the said 247.6 acre tract and at the Northwest corner of a 160 acre tract described in Deed recorded in Volume 461, Page 55 of the Deed Records of Matagorda County, Texas and at the Northeast corner of an 80 acre tract described in Deed recorded in Volume 129, Page 246 of the Deed Records of Matagorda County, Texas and at the Southeast corner of the said 40 acre tract for the Southeast corner of this 130.63 acres being described;

THENCE South 86° 07' 43" West, with the centerline of County Road No. 379 and the common line between the said Sections 25 and 26 and the South line of the said 40 acre tract, a distance of 1320.00 feet to a 5/8 inch iron rod with plastic cap set at the Southeast corner of a 40 acre tract described in Deed recorded in Volume 84, Page 383 of the Deed Records of Matagorda County, Texas and at the Southwest corner of the first referenced 40 acre tract for the Southeast corner of a 38.99 acre tract also surveyed on this day and for the lower Southwest corner of this 130.63 acres being described;

THENCE North 03° 52' 17" West, with the common line between the two referenced 40 acre tracts and the East line of the said 38.99 acre tract, passing the North line of County Road No. 379 at a distance of 30.00 feet and continuing a total distance a distance of 1320.00 feet to a 5/8 inch iron rod with plastic cap set in the South line of the said 72.74 acre tract and at the Northwest corner of the first referenced 40 acre tract and at the Northeast corner of the second referenced 40 acre tract for the Northeast corner of the said 38.99 acre tract and for an interior corner of this 130.63 acres being described;

THENCE South 86° 07' 43" West, with the North line of the second referenced 40 acre tract and the South line of the said 72.74 acre tract and the North line of the said 38.99 acre tract, passing the East line of County Road No. 378 at a distance of 1280.00 feet and continuing a total distance a distance of 1320.00 feet to a 5/8 inch iron rod with plastic cap set in the centerline of County Road No. 378 and in the common line between Sections 24 and 25 of the said subdivision and in the East line of a 39.41 acre tract described in Deed recorded in Volume 519, Page 295 of the Official Records of Matagorda County, Texas and at the Northwest corner of the second referenced 40 acre tract and at the Southwest corner of the said 72.74 acre tract for the Northwest corner of the said 38.99 acre tract and for the upper Southwest corner of this 130.63 acres being described;



**PROPERTY DESCRIPTION
130.63 ACRES**

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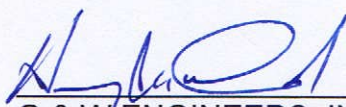
THENCE North 03° 52' 17" West, with the centerline of County Road No. 378 and the common line between the said Sections 24 and 25 and the East line of the said 39.41 acre tract and the West line of the said 72.74 acre tract, a distance of 1170.00 feet to a 5/8 inch iron rod with plastic cap set at the Southwest corner of a 150 Foot Wide Strip reserved and excepted from the Second Tract described in Volume 395, Page 578 of the Matagorda County Records and at the Northwest corner of the said 72.74 acre tract for the lower Northwest corner of this 130.63 acres being described;

THENCE North 86° 07' 43" East, with the South line of the said 150 Foot Wide Strip and the North line of the said 72.74 acre tract, passing the East line of County Road No. 378 at a distance of 40.00 feet and continuing a total distance a distance of 2130.00 feet to a 5/8 inch iron rod with plastic cap set at the Southeast corner of the said 150 Foot Wide Strip and at an interior corner of the said 72.74 acre tract for an interior corner of this 130.63 acres being described;

THENCE North 03° 52' 17" West, with the East line of the said 150 Foot Wide Strip and the East line of another 150 Foot Wide Strip reserved and excepted in the description of the said 47.6 acre tract and an interior line of the said 72.74 acre tract, a distance of 1684.50 feet to a 5/8 inch iron rod with plastic cap set in the South line of the said platted road and in the North line of the said Section 25 and in the North line of the said 47.6 acre tract and at the Northeast corner of the last referenced 150 Foot Wide Strip for the upper Northwest corner of this 130.63 acres being described;

THENCE North 86° 07' 43" East, with the South line of the said platted road and the North line of the said Section 25 and the North line of the said 47.6 acre tract, a distance of 510.00 feet to the **PLACE OF BEGINNING**, containing within these metes and bounds 130.63 acres of which 0.91 acre is located within the limits of County Road No. 379 and 1.07 acres is located within the limits of County Road No. 378.

The bearings and coordinates recited herein are Texas State Plane South Central Zone NAD'83 Grid. This property description and a plat were prepared from a survey made on the ground under my direction on March 28, 2018.


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