

**PROPERTY DESCRIPTION**  
**76.00 ACRES**

**STATE OF TEXAS            }**  
**COUNTY OF MATAGORDA  }**

All of that certain tract or parcel containing 76.00 acres situated in the Daniel Rawls Survey, Abstract No. 83 of Matagorda County, Texas and being a part of the same property described as 232.60 acres in Third Tract of Partition Deed dated August 26, 1966 from Van M. Vincent, et al to Phillip O. Tyree recorded in Volume 447, Page 692 of the Deed Records of Matagorda County, Texas. This 76.00 acres is more particularly described by metes and bounds as follows:

**BEGINNING** at an existing fence corner post (N=13,591,157.96; E=2,956,630.98) located in the Southeast line of a called 4657.8 acre tract described in Deed recorded in Volume 212, Page 505 of the Matagorda County Official Records and at the West corner of a called 129.24 acre tract described in Deed recorded in Volume 333, Page 419 of the Matagorda County Official Records and at the North corner of the said 232.60 acre tract for the North corner of this 76.00 acres being described;

**THENCE** South 47° 16' 03" East [deed call = South 44° 45' East], with the Southwest line of the said 129.24 acre tract and the Northeast line of the said 232.60 acre tract, passing a 5/8 inch iron rod with plastic cap set on line in the recognized Northwest line of Farm-to-Market Road No. 3156 and of a called 8.792 acre tract described in Deed recorded in Volume 3, Page 10 of the Matagorda County Land Records at a distance of 3828.30 feet [deed call = 3828.2 feet] and continuing a total distance of 3868.30 feet [deed call = 3868.3 feet] to a Mag Nail set in the center of Farm-to-Market Road No. 3156 and in the Southeast line of the said 8.792 acre tract at the South corner of the said 129.24 acre tract and the East corner of the said 232.60 acre tract for the East corner of this 76.00 acres being described;

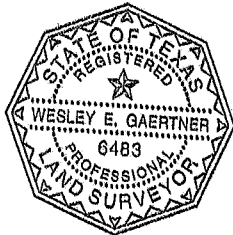
**THENCE** South 42° 31' 34" West [deed call = South 45° 08' West], with the recognized center of Farm-to-Market Road No. 3156 and the Southeast line of the said 232.60 acre tract and of the said 8.792 acre tract, a distance of 856.82 feet to a Mag Nail set for the South corner of this 76.00 acres being described;

**THENCE** North 47° 16' 03" West, crossing a portion of the said 232.60 acre tract, passing a 5/8 inch iron rod with plastic cap set on line in the recognized Northwest line of Farm-to-Market Road No. 3156 and of the said 8.792 acre tract at a distance of 40.00 feet and continuing a total distance of 3859.32 feet to a 5/8 inch iron rod with plastic cap set in the Southeast line of the said 4657.8 acre tract and the Northwest line of the said 232.60 acre tract for the West corner of this 76.00 acres being described;

**THENCE** North 41° 55' 32" East [deed call = North 44° 32' East], with the Southeast line of the said 4657.8 acre tract and the Northwest line of the said 232.60 acre tract, a distance of 856.90 feet to the **PLACE OF BEGINNING**, containing within these metes and bounds 76.00 acres, of which 0.79 acre lies within the limits of Farm-to-Market Road No. 3156.

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 August 24, 2021.

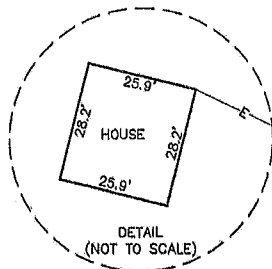
*Wesley Gaertner*  
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G & W ENGINEERS, INC.  
TBPELS Firm No. 10022100  
Wesley E. Gaertner  
Registered Professional  
Land Surveyor, No. 6483



[4657.8 acres]  
 Runnells Pasture Company, Ltd.  
 212/505 M.C.D.R.

[N44°32'E]  
 N41°55'32"E 856.90'

P.O.B.  
 N=13,591,157.96  
 E= 2,956,630.98



DETAIL  
 (NOT TO SCALE)

APPROXIMATE  
 LOCATION ONLY

3859.32'

76.00  
 ACRES

(0.79 ACRE LOCATED  
 WITHIN THE LIMITS  
 OF FM NO. 3156)

S47°16'03"E

[S44°45'E]  
 [S47°16'03"E]  
 [S42°31'34"W]

BEARINGS AND COORDINATES SHOWN  
 HEREON ARE BASED UPON THE  
 SOUTH CENTRAL ZONE NAD 83 GRID.

[232.60 acres]  
 Third Tract  
 Phillip O. Tyree  
 447/692 M.C.D.R.

[129.24 acres]  
 Stephen E. Carson, et ux  
 333/419 M.C.D.R.

APPROXIMATE  
 LOCATION ONLY

[30' Wide Easement]  
 Seadrift Pipeline Corp.  
 360/1 M.C.D.R.

**LEGEND**

- ⊙ EXISTING FENCE CORNER POST
- SET MAG NAIL
- SET 5/8" IRON ROD WITH PLASTIC CAP
- M.C.D.R. MATAGORDA COUNTY DEED RECORDS
- M.C.O.R. MATAGORDA COUNTY OFFICIAL RECORDS
- M.C.L.R. MATAGORDA COUNTY LAND RECORDS
- P.O.B. POINT OF BEGINNING
- E- OVERHEAD POWERLINE
- X- EXISTING WIRE FENCE
- [ ] PLAT OR DEED CALL

APPROXIMATE  
 LOCATION ONLY

ZONE A  
 ZONE X

APPROXIMATE  
 LOCATION ONLY

N47°16'03"W

S47°16'03"E

[30' Wide Easement]  
 Seadrift Pipeline Corp.  
 550/770 M.C.D.R.

APPROXIMATE  
 LOCATION ONLY

APPROXIMATE  
 LOCATION ONLY

ZONE A  
 ZONE X

WATER WELL

GRAVEL DRIVE

[8.792 acres]  
 County of Matagorda  
 3/10 M.C.L.R.

SEE HOUSE  
 DETAIL

ASPHALT

S42°31'34"W 856.82'

FARM-TO-MARKET ROAD NO. 3156

6219 FM 3156

76.00 ACRE SURVEY  
 DANIEL RAWLS SURVEY  
 ABSTRACT NO. 83  
 MATAGORDA COUNTY, TEXAS

BEING A PART OF THE SAME PROPERTY DESCRIBED AS  
 232.60 ACRES IN THIRD TRACT OF PARTITION DEED DATED  
 AUGUST 26, 1966 FROM VAN M. VINCENT, ET AL TO  
 PHILLIP O. TYREE RECORDED IN VOLUME 447, PAGE 692  
 OF THE DEED RECORDS OF MATAGORDA COUNTY, TEXAS.

PHILLIP TYREE

**G & W ENGINEERS, INC.**

ENGINEERING SURVEYING PLANNING



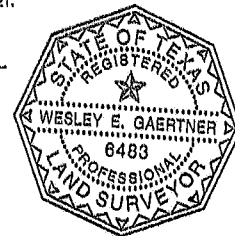
205 W. LIVE OAK STREET  
 PORT LAVACA, TEXAS 77979  
 TBPELS FIRM NO.: 10022100  
 (361) 552-4509; PORT LAVACA  
 (979) 323-7100; BAY CITY

**FLOOD DATA**

ACCORDING TO THE APPROXIMATE SCALE OF THE  
 NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY  
 PANEL NO. 48321C0150 F, REVISED JANUARY 15, 2021,  
 THIS PROPERTY IS LOCATED IN ZONES X & A.

I, WESLEY E. GAERTNER, 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 AUGUST 24, 2021.

Wesley Gaertner  
 G & W ENGINEERS, INC.  
 WESLEY E. GAERTNER  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6483



DRAWN BY: M.M.A.	RECOM'D BY: W.E.G.	DATE: AUGUST 19, 2021	SCALE: 1" = 500'	JOB NO.:	10063-001	DRAWING NO.:	10063-001
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