

**PROPERTY DESCRIPTION
TRACT 2
78.25 ACRES**

STATE OF TEXAS }
COUNTY OF MATAGORDA }

All of that certain tract or parcel containing 78.25 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 78.25 acres is more particularly described by metes and bounds as follows:

COMMENCING at an existing fence corner post (N=13,589,199.12; E=2,954,871.84) 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 North corner of another called 232.60 acre tract described in Deed recorded in File No. 2013-5084 of the Matagorda County Official Records and at the West corner of the first said 232.60 acre tract and at the West corner of another 78.25 acre tract designated as Tract 1 also surveyed on this day;

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 first said 232.60 acre tract and of the said Tract 1, a distance of 886.48 feet to a 5/8 inch Iron rod with plastic cap (N=13,589,858.68; E=2,955,464.16) set at the North corner of the said Tract 1 for the West corner and **POINT OF BEGINNING** of this 78.25 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 first said 232.60 acre tract, a distance of 889.42 feet to a 5/8 inch iron rod with plastic cap set for the North corner of this 78.25 acres being described, from which an existing fence corner post located at the North corner of the first said 232.60 acre tract bears North 41° 55' 32" East [deed call = North 44° 32' East] a distance of 856.90 feet;

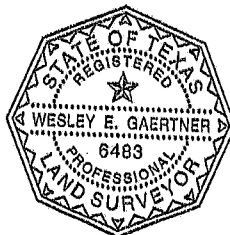
THENCE South 47° 16' 03" East, crossing a portion of the first said 232.60 acre tract, passing a 5/8 inch iron rod with plastic cap set on line in the recognized Northwest line of Farm-to-Market Road No. 3156 and of a called 8.792 acre tract described in Deed recorded in Volume 3, Page 10 of the Matagorda County Land Records at a distance of 3819.32 feet and continuing a total distance of 3859.32 feet to a Mag Nail set in the center of Farm-to-Market Road No. 3156 and in the Southeast line of the first said 232.60 acre tract and of the said 8.792 acre tract for the East corner of this 78.25 acres being described;

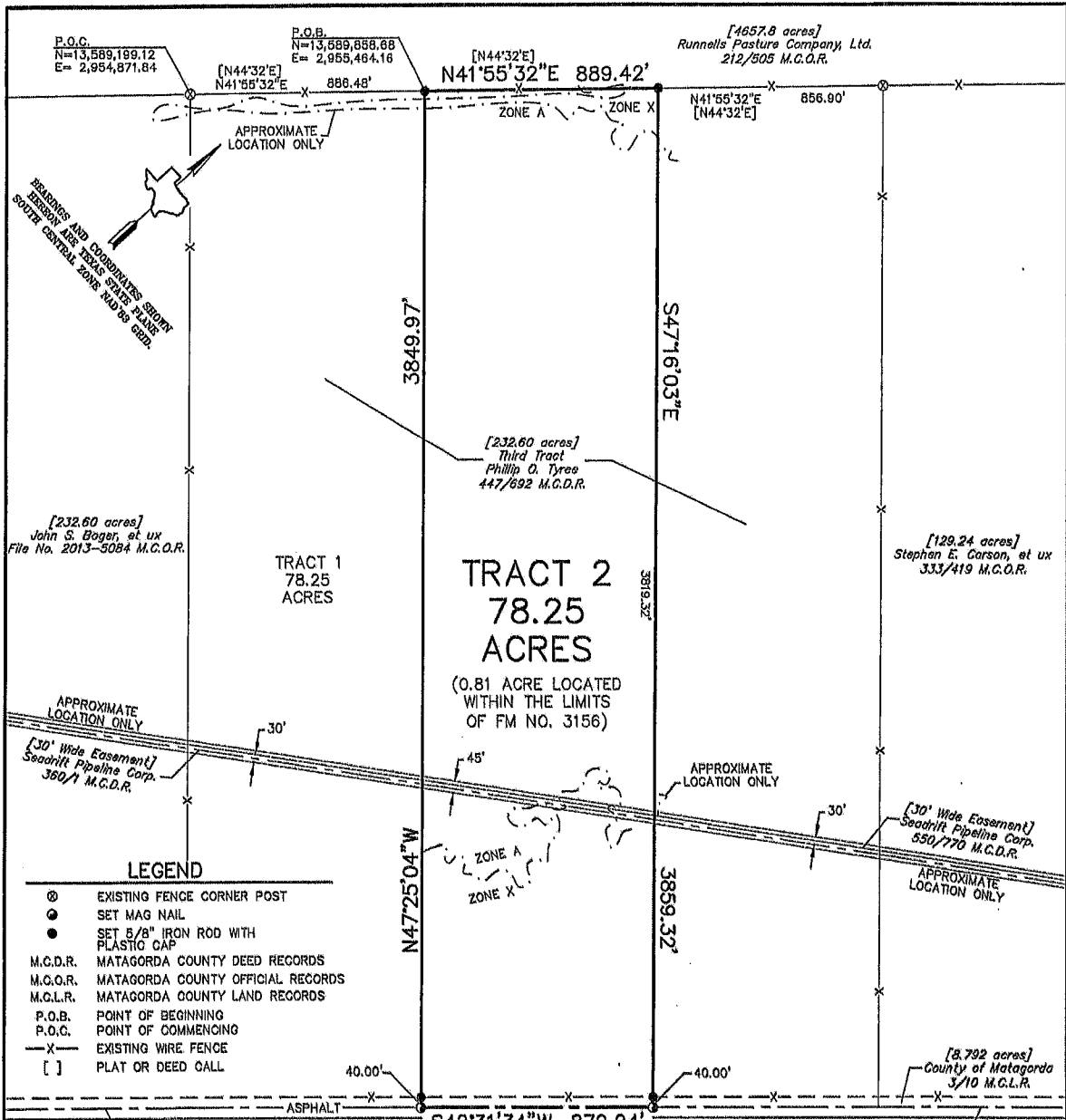
THENCE South 42° 31' 34" West [deed call = South 45° 08' West], with the center of Farm-to-Market Road No. 3156 and the Southeast line of the first said 232.60 acre tract and of the said 8.792 acre tract, a distance of 879.24 feet to a Mag Nail set at the East corner of the said Tract 1 for the South corner of this 78.25 acres being described;

THENCE North 47° 25' 04" West, crossing a portion of the first said 232.60 acre tract with the Northeast line of the said Tract 1, 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 3849.97 feet to the **PLACE OF BEGINNING**, containing within these metes and bounds 78.25 acres, of which 0.81 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.


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





Q FARM-TO-MARKET ROAD NO. 3156

78.25 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 •

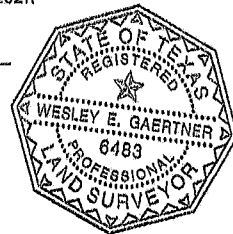


205 W. LIVE OAK STREET
 PORT LAVACA, TEXAS 77979
 TBPELS FIRM NO.: 10022100
 (361) 552-4509; PORT LAVACA
 (979) 323-7100; BAY CITY

FLOOD DATA.
 ACCORDING TO THE APPROXIMATE SCALE OF THE
 NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY
 PANEL NO. 48321C0180 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.:	10063-001A
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