

A 2.33 AC. TRACT OF LAND, SITUATED IN THE THOMAS TATUM SURVEY NO. 6, ABSTRACT NO. 344, WHARTON COUNTY, TEXAS, BEING OUT OF FARM LOT NO. ELEVEN (11), BLOCK SIX (6), OF THE *J.M. BROWNSON SUBDIVISION OF FARM LANDS*, AS PER PLAT THEREOF RECORDED IN VOLUME "O", PAGE 64, OF THE WHARTON COUNTY DEED RECORDS; BEING ALSO A PORTION OF THAT CERTAIN CALLED 64.259 AC. TRACT OF LAND AWARDED TO EDITH M. POPP IN PARTITION DEED DATED JANUARY 6, 1993, RECORDED IN VOLUME 44, PAGE 250, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 2.33 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in COUNTY ROAD NO. 356 (Vol. 138, Pg. 177; D.R.), same being in the North line of said 64.259 Ac. tract, for the upper Northwest corner of a called 51.95 Ac. tract of land conveyed to Jason Koudela (Vol. 1207, Pg. 27; O.R.), same being the **Northeast corner** hereof;

THENCE South 01 Deg. 39 Min. 43 Sec. East (call & meas.), at 16.67 ft. pass a ½ inch iron rod capped #5319, set in the South line of said COUNTY ROAD NO. 356, and in all, 283.14 ft. (call & meas.) to a ½ inch iron rod capped #5319, set for an interior corner of said 51.95 Ac. tract, same being the **Southeast corner** hereof;

THENCE South 88 Deg. 20 Min. 17 Sec. West, 359.10 ft. (call & meas.) to a ½ inch iron rod capped #5319, set in the East line of a 10 Ac. Ricky Popp tract, for the middle Northwest corner of said 51.95 Ac. tract, same being the **Southwest corner** hereof;

THENCE North 01 Deg. 38 Min. 30 Sec. West, at 266.18 ft. pass a capped iron rod found in the South margin of said COUNTY ROAD NO. 356, and in all, 283.14 ft. to a point in the North line of said 64.259 Ac. tract, for the Northeast corner of said 10 Ac. Ricky Popp tract, same being the **Northwest corner** hereof;

THENCE North 88 Deg. 20 Min. 17 Sec. East (called South 89 Deg. 02 Min. 48 Sec. East), with said COUNTY ROAD NO. 356, same being with the North line of said 64.259 Ac. tract, 359.00 ft. to the PLACE OF BEGINNING and containing 2.33 Ac. of land.

NOTE: A Plat accompanies this Metes & Bounds description.

Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone. Unless this Metes and Bounds Description (Field Note Description), including preamble, seal and signature, appears in its entirety, and in its original form, Surveyor assumes no responsibility or liability for its accuracy.

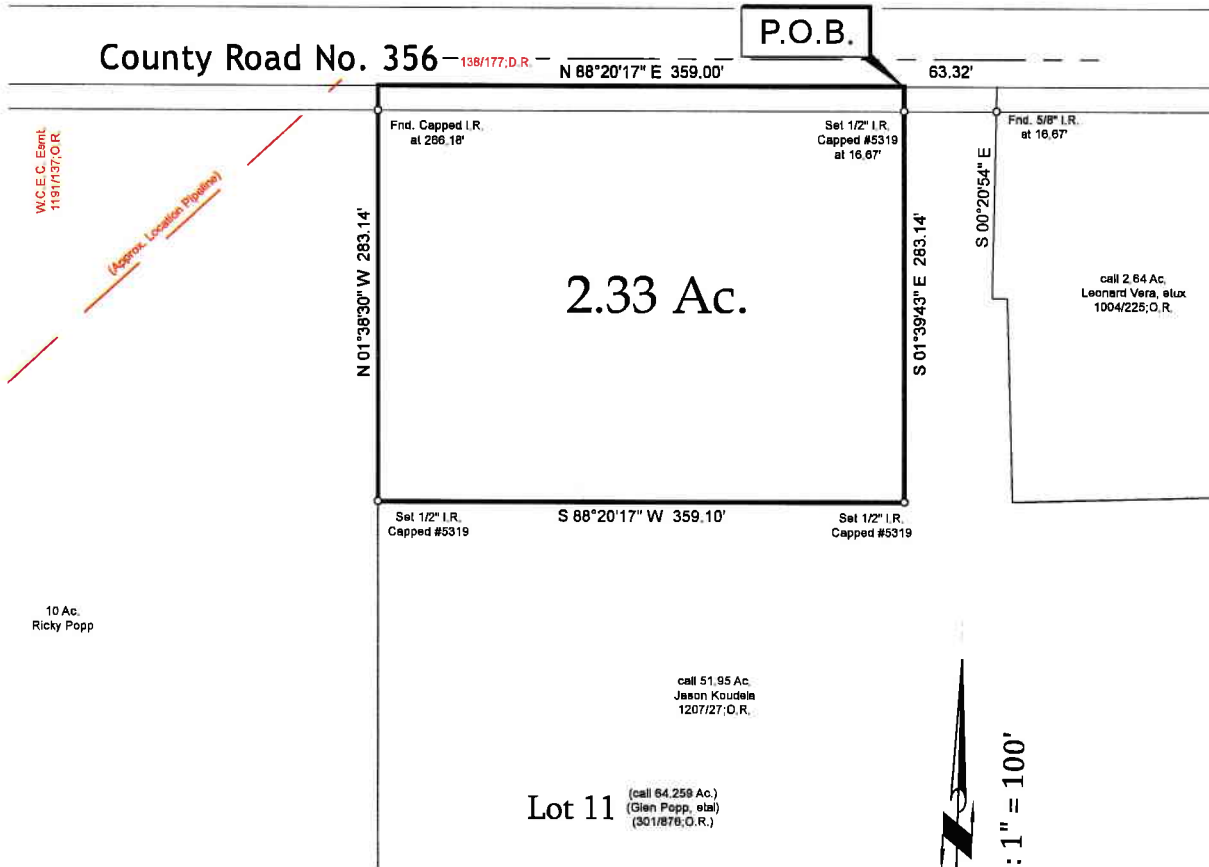
I, Robert W. Kolacny, Registered Professional Land Surveyor No. 5319, do hereby certify that the foregoing Field Note Description correctly describes results of a Survey made under my supervision on the ground, March 3, 2021.



Robert W. Kolacny, RPLS No. 5319



EXHIBIT C



Notes:

- (1) This property is subject to any conflicting rights, claims or other matters which may exist or arise by virtue of the discrepancy between the fence lines, and other improvements, and actual property lines as shown on the survey plat.
- (2) This property is subject to the rights of the public to any area located within a public roadway, street or alley.
- (3) This may not be a complete inventory of fences.
- (4) This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
- (5) This survey is valid for this transaction only.
- (6) Title. No Title Commitment was provided to Surveyor; therefore, no attempt was made research or locate easements that may or may not affect Subject tract.
- (7) Property owners must call the pipeline's owner or an official notification center for a precise physical location of all pipelines.

SURVEY PLAT

A 2.33 AC. TRACT OF LAND, SITUATED IN THE THOMAS TATUM SURVEY NO. 6, ABSTRACT NO. 344, WHARTON COUNTY, TEXAS, BEING OUT OF FARM LOT NO. ELEVEN (11), BLOCK SIX (6), OF THE J.M. BROWNSON SUBDIVISION OF FARM LANDS, AS PER PLAT THEREOF RECORDED IN VOLUME "O", PAGE 64, OF THE WHARTON COUNTY DEED RECORDS; BEING ALSO A PORTION OF THAT CERTAIN CALLED 64.259 AC. TRACT OF LAND AWARDED TO EDITH M. POPP IN PARTITION DEED DATED JANUARY 6, 1993, RECORDED IN VOLUME 44, PAGE 250, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 2.33 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

NOTE: Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.

I, Robert W. Kolacny, Registered Professional Land Surveyor No. 5319, do hereby certify that the foregoing Plat correctly describes results of a Survey made under my supervision on the ground, March 3, 2021.

Robert W. Kolacny
Registered Professional Land Surveyor No. 5319
Ph. (979) 532-8056



140 S. HOUSTON STREET | WHARTON TEXAS 77488 | 979.532.8056

- Registered Professional Land Surveyors -
OFFICE (979) 532-8056 - kolacny.survey@gmail.com

FILE: Ricky Popp Remainder.dwg
PROJECT: W:Louise/RuralPopp
CRD: Popp.CRD
BY: PV Ariaga

*DUCKETT, BOULIGNY & COLLINS
ATTN: ASHLEY KLEIMAN
P O BOX 1567
EL CAMPO, TX 77437

EXHIBIT D

SCANNED

COUNTY CLERK Wharton County, Texas
By: *[Signature]* Deputy



STATE OF TEXAS COUNTY OF WHARTON
I, hereby certify that this document was filed on the date and time stamped and was recorded on 03/03/2021 10:59 AM

Barbara Swartz