

ARBUCKLE SURVEYING, LLC

2004 N. Wharton St. - Physical
P.O. Box 511 - Mailing
El Campo, TX 77437

(979) 543-7974 - Office
(979) 541-7974 - Cell
Firm Registration No. 10193819

STATE OF TEXAS

COUNTY OF MATAGORDA

50.00 ACRES

I. & G.N. R.R. Co. SURVEY No. 9, BLOCK No. 8, ABSTRACT No. 287

Field Note Description of a 50.00 acre tract of land situated in the I. & G.N. R.R. Co. Survey No. 9, Block No. 8, Abstract No. 287 in Matagorda County, Texas, being a part or portion of 66.23 acre tract of land designated as "Tract 1" conveyed to Jeanne Marie Buchanan Klicker, et vir, in partition deed recorded in Instrument No. 2015-5114 in Official Records of Matagorda County, Texas.

BEGINNING at a 5/8" Iron Rod set in the lower North line of said 66.23 acre tract, same being in the South line of a called 22.68 acre tract of land conveyed to Thomas Tsika, et ux, in Instrument No. 083498 in Official Records of Matagorda County, Texas and for the lower Northeast corner of this herein described tract, from which, a 5/8" Iron Rod called and found in the West right-of-way of State Highway No. 71 (Vol. 498, Page 491 - Deed Records), for the Southeast corner of said 22.68 acre tract and for the lower Northeast corner of said 66.23 acre tract bears: **N 88°04'27" E** - a distance of **857.93 feet**;

THENCE: **S 01°52'31" E** - across and severing said 66.23 acre tract, a distance of **832.10 feet** to a 5/8" Iron Rod set in the North line of a 36.43 acre tract of land designated as "Tract 2" conveyed to Gayle Ann Buchanan Mudd in partition deed recorded in Instrument No. 2015-5114 in Official Records of Matagorda County, Texas, same being in the South line of said 66.23 acre tract and for the Southeast corner of this herein described tract;

THENCE: **S 88°04'27" W** - along and with the North line of said 36.43 acre tract, same being the South line of said 66.23 acre tract, a distance of **389.07 feet** to a 5/8" Iron Rod found for an interior corner of said 36.43 acre tract, same being the Easterly Southwest corner of said 66.23 acre tract and for the Easterly Southwest corner of this herein described tract;

THENCE: **N 01°52'31" W** - along and with an interior line of said 36.43 acre tract, same being an interior line of said 66.23 acre tract, a distance of **259.55 feet** to a 5/8" Iron Rod found for the Westerly Northeast corner of said 36.43 acre tract, same being an interior corner of said 66.23 acre tract and for an interior corner of this herein described tract;

THENCE: **S 88°04'27" W** - along and with the North line of said 36.43 acre tract, same being the South line of said 66.23 acre tract, a distance of **1,326.56 feet** to a 5/8" Iron Rod found in the East line of a called 0.91 acre tract of land conveyed to Michael C. Jones and described as "Tract One" in Instrument No. 051865 in Official Records of Matagorda County, Texas, for the Northwest corner of said 36.43 acre tract, same being the Westerly Southwest corner of said 66.23 acre tract and for the Westerly Southwest corner of this herein described tract;

THENCE: **N 02°00'03" W** - along and with the West line of said 66.23 acre tract, same being the East line of said 0.91 acre tract, at a distance of **76.18 feet**, pass a 5/8" Iron Rod called and found for the Northeast corner of said 0.91 acre tract, same being the Southeast corner of a called 80.21 acre tract of land conveyed to Michael C. Jones and described as "Tract Two" in Instrument No. 051865 in Official Records of Matagorda County, Texas, continuing on course a total distance of **1,396.18 feet** to a 5/8" Iron Rod called and found for the Northeast corner of said 80.21 acre tract, being in the centerline of County Road No. 449 as described in Volume 2, Page 395 in the County Land Records of Matagorda County, Texas, for the Northwest corner of said 66.23 acre tract and for the Northwest corner of this herein described tract;

EXHIBIT " A "
PAGE 1 OF 2

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THENCE: N 88°04'27" E - with the upper North line of said 66.23 acre tract and along the centerline of County Road No. 449, a distance of **1,329.62 feet** to a point in the centerline of County Road No. 449, for the Westerly Northeast corner of said 66.23 acre tract and for the Westerly Northeast corner of this herein described tract;

THENCE: S 01°52'31" E - departing County Road No. 449 and with an interior line of said 66.23 acre tract, at a distance of **30.07 feet**, pass a 5/8" Iron Rod called and found for the Northwest corner of said 22.68 acre tract in the South margin of County Road No. 449, continuing on course with the West line of said 22.68 acre tract, a total distance of **823.63 feet** to a 5/8" Iron Rod called and found for the Southwest corner of said 22.68 acre tract, same being an interior corner of said 66.23 acre tract and for an interior corner of this herein described tract;

THENCE: N 88°04'27" E - along and with the South line of said 22.68 acre tract, same being the lower North line of said 66.23 acre tract, a distance of **389.07 feet** to the **POINT OF BEGINNING**, containing within these metes and bounds **50.00 Acres**, more or less. Of which, approximately 0.92 acres is within the margins of County Road No. 449, leaving a net acreage of 49.08 acres.

Notes:

(1) All set Iron Rods are marked with plastic cap stamped "RPLS No. 6247".

Unless this Field Notes Description, including preamble, seal and signature, appears in its entirety, and in its original form, surveyor assumes no responsibility or liability for its accuracy. All bearings are based on the Texas State Plane Coordinate System, South Central Zone, and North American Datum of 1983. Distances shown hereon are surface values, to derive grid distances, multiply by a combined scale factor of 0.99988750.

This Field Note Description is true and correct to the best of my knowledge and belief based on data obtained from the Matagorda County Clerk, the Matagorda County Central Appraisal District and a Survey made On-The-Ground under my direct supervision on November 12, 2015.

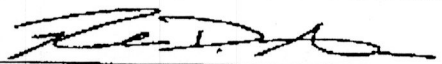

ROBERT D. ARBUCKLE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE No. 6247
NOVEMBER 25, 2015



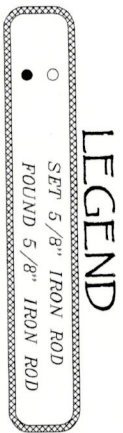
EXHIBIT " A "
PAGE 2 OF 2

COUNTY ROAD 449 (FABERGALL ROAD)

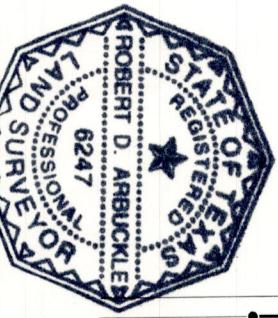
N 88°04'27" E 1329.62'
 APPROXIMATELY 0.92 ACRES ARE WITHIN COUNTY ROAD 449 VOLUME 2, PAGE 395 COUNTY LAND RECORDS (CROSS-HATCHED)



CALLED 80.00 ACRES
 GEORGE R. BURKE, JR. FAMILY PARTNERSHIP
 VOLUME 478, PAGE 964
 OFFICIAL RECORDS



ARBUCKLE SURVEYING, LLC
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 PHONE: (979) 543-7974
 FIRM REGISTRATION No. 10193819



THE STATE OF TEXAS
 COUNTY OF WHARTON

I, ROBERT D. ARBUCKLE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND THE 12TH DAY OF NOVEMBER, 2015.

ROBERT D. ARBUCKLE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE No. 6247
 NOVEMBER 25, 2015

N 02°00'03" W 1396.18'
 1320.00'

50.00 ACRES

OF WHICH, APPROXIMATELY 0.92 ACRES ARE WITHIN COUNTY ROAD 449, LEAVING A NET ACREAGE OF 49.08 ACRES

I & G.N. RR Co. SURVEY No. 9, BLOCK No. 8
 ABSTRACT No. 287

36.43 ACRES
 GAYLE ANN BUCHANAN MUDD
 INSTRUMENT No. 2015-5114
 OFFICIAL RECORDS

S 88°04'27" W 1326.56'

76.18'

30.07'

S 01°52'34" E 823.63'

389.07'
 N 88°04'27" E

POINT OF BEGINNING
 SET 5/8" IRON ROD
 (N 88°04'27" E 502.10')

S 01°52'34" E 832.10'

389.07'
 S 88°04'27" W

(N 88°04'27" E 502.10')



SCALE: 1" = 300 FEET

SURVEYOR'S NOTES:

- (1) BEARINGS ARE BASED ON THE TEXAS STATE PLANNED ZONE, NAD83/2011 DISTANCES SHOWN HEREON ARE DISTANCES, MULTIPLY BY A COMBINED SCALE FACTOR
- (2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT SUBJECT TO ANY EASEMENTS HERETOFORE
- (3) ALL SET IRON RODS ARE MARKED WITH A PLASTIC OTHERWISE NOTED.
- (4) LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

RESIDU
 JEANNE MARIE
 INSTRUM
 OF