



## S20-004 LOT 3

Being all that certain tract of 13.538 acres of land, more or less, lying and being situated in Gonzales County, and Fayette County, Texas, being part of the Freeman George Survey, Abstract No. 224 in Gonzales County and Abstract No. 197 in Fayette County, more particularly being part of the land described in Warranty Deed dated December 4, 2019, executed by B-S Ranch, LLC to Straight Land Holdings, LLC, recorded in Volume 1331, Page 1, of the Official Records of Gonzales County, herein called subject tract, intended to be described by metes and bounds, with bearing basis GPS Grid North, as follows:

**BEGINNING** at a 5/8 inch iron rod set (all iron rods set with red plastic cap marked Gonzales First Shot Surv) in the northeast line of said subject tract, and in the southwest line of Elm Creek Road, the same being the east corner of a 11.730 acre tract of land surveyed on even date, herein called Lot 4, for the north corner of this tract or parcel of land hereby intended to be described, said place of beginning bearing South 36° 15' 43" East 3531.70 feet from the north corner of said subject tract;

**THENCE** South 36° 15' 43" East 718.15 feet along the northeast line of said subject tract and the southwest line of said Elm Creek Road, to a 5/8 inch iron rod set in said line, the same being the north corner of a 10.995 acre tract of land surveyed on even date, herein called Lot 2, for the east corner of this tract or parcel of land hereby intended to be described;

**THENCE** entering said subject tract, South 56° 38' 34" West 1002.06 feet along the northwest line of said Lot 2, to a 5/8 inch iron rod set in the southwest line of said subject tract and in the north line of a 268.04 acre tract of land described in General Warranty Deed dated November 14, 2003, executed by J. Golden Properties, Inc. to Michael Jay Kuper, recorded in Volume 894, Page 799, of the Official Records of Gonzales County, for the south corner of this tract or parcel of land hereby intended to be described;

**THENCE** North 48° 37' 30" West 411.20 feet along the southwest line of said subject tract and the northeast line of said Kuper tract, to a 5/8 inch iron rod set in said line, and at the south corner of said Lot 4, for the west corner of this tract or parcel of land hereby intended to be described;

**THENCE** entering said subject tract, North 40° 01' 35" East 1120.75 feet along the southeast line of said Lot 4, to the PLACE OF BEGINNING, as is shown on Gonzales First Shot Surveying Plat No. S20-004.

These Field Notes were prepared from a survey done on the ground and are true and correct to the best of my knowledge.



SETH M. FULLILOVE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6397

