

Caley A. Thomas
R.P.L.S. No. 6371

THOMAS SURVEYORS

304 N. Gonzales
Cuero, Texas 77954

Bus. 361-275-2716
Firm No. 10193901

**METES AND BOUNDS DESCRIPTION OF A 206.91 ACRE TRACT OF LAND
(JOB # 21052602)**

BEING all that certain parcel or tract of land containing 206.91 Acres, of which approximately 206.90 Acres are out of the Samuel McCoy Survey A-340 and approximately 0.01 Acre is out of the George W Franklin Survey A-218 both located in Gonzales County, Texas, and being all of the following tracts referenced in executor's deed to Bernie J. Simper from Jo Ann Seifert as independent executor recorded in Vol. 1132 Page 372 in the official records of said County:

1. A called 140 more or less Acre tract styled "I" – "Tract No. Two" – "Second Tract" as described in Vol. 428 Page 564 in the deed records of said County, and styled "Second Tract" as also described in Vol. 345 Page 290 in said deed records;
2. A called 70-Acre tract styled "I" – "Tract No. Two" – "First Tract" as described in said Vol. 428 Page 564 in said deed records and styled "First Tract" as also described in said Vol. 345 Page 290 in said deed records;

Said 140-Acre and 70-Acre tracts are found to contain 206.91 Acres in aggregate upon resurvey;
Said 206.91-Acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" diameter iron rod found (used for Bearing Basis) at the southeast corner of this tract and of said 70-Acre tract, same being at the northeastern corner of a called 44.25-Acre tract styled Exhibit "A" as described in correction partition deed to James O. Ruddock et. ux. from Clifford Wesley Hare, Jr. et. ux. recorded in Vol. 921 Page 431 in said official records and also described in Vol. 773 Page 475 in said official records, also being in the presently fenced western right of way line of County Road No. 388 (a County-maintained, variable width as presently fenced, public road), and further being in or near the line separating said Sam McCoy Survey A-340 from the Joseph Smith Survey A-423 of said County;

THENCE with a line separating this tract and a portion of the south line of said 70-Acre tract, from a portion of the northern line of said 44.25-Acre tract, same being with or near said line separating the Sam McCoy Survey A-340 from the Joseph Smith Survey A-423, N 89 Deg. 00 Min. 00 Sec. W (Bearing Basis for this survey as recited in the description of said 70-Acre tract), the following:

1. At a distance of 90 more or less feet pass the approximate northwestern corner of said Joseph Smith Survey A-423 and the approximate northeastern corner of said George W Franklin Survey A-218;
2. Now with or near the line separating said Sam McCoy Survey A-340 from said George W Franklin Survey A-218, at a distance of 603.74 more or less feet intersect the centerline of an unnamed creek exiting this tract;
3. Continue same course a total distance of 2,004.95 feet to a 5/8" diameter iron rod found (exposed, used for Bearing Basis) at an angle point in the south line of this tract and in the presently occupied south line of said 70-Acre tract, same being at an angle point in the northern line of said 44.25-Acre tract;

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THENCE entering said George W Franklin Survey A-218, and with a line separating this tract and the presently occupied south line of said 70-Acre tract, from a portion of the northern line of said 44.25-Acre tract, S 81 Deg. 27 Min. 53 Sec. W, 61.85 feet to a 5/8" diameter iron rod found (exposed) at the lower southwest corner of this tract and the presently occupied southwest corner of said 70-Acre tract, same being at another angle point in the northern line of said 44.25-Acre tract, also being at the southeastern corner of the eastern terminus of an "old road" (as recited in the description of said 44.25-Acre tract, said road being physically undeveloped at this time and being separately fenced from adjoining lands), and further being at a point interior of said George W Franklin Survey A-218;

THENCE with a line separating this tract and the presently occupied west line of said 70-Acre tract, from the eastern terminus of said "old road", and from the eastern line of a called 428.7 more or less Acre tract referenced in deed to Doty Estates, LLC from Linda Fay White et. al. recorded in Vol. 1178 Page 51 in said official records and styled "Second Tract" as described in Vol. 348 Page 292 in said deed records, N 00 Deg. 56 Min. 12 Sec. E, the following:

1. With the eastern terminus of said "old road", at a distance of 10.25 more or less feet intersect said line separating the George W Franklin Survey A-218 from the Sam McCoy Survey A-340, same being at or near the record southeastern corner of said 428.7-Acre tract;
2. Now re-entering said Sam McCoy Survey A-340, continuing with said eastern terminus, and with the record eastern line of said 428.7-Acre tract, at a distance of 32.66 feet pass the northeastern corner of the eastern terminus of said "old road", from which a three-way fence corner found as a reference bears N 89 Deg. 03 Min. 48 Sec. W, 2.81 feet;
3. Continue same course a total distance of 1,422.41 feet to the centerline of a 12" diameter creosote fence corner post found at the southwest interior corner of this tract, same being at the northwest corner of said 70-Acre tract, also being at the lower northeastern corner of said 428.7-Acre tract, and further being in the south line of said 140-Acre tract;

THENCE with a line, as generally fenced, separating this tract and a portion of the south line of said 140-Acre tract, from the easterly northern line of said 428.7-Acre tract, N 89 Deg. 06 Min. 58 Sec. W, 2,145.71 feet to the centerline of a 12" diameter creosote fence corner post found (leaning) at the upper southwest corner of this tract and the southwest corner of said 140-Acre tract, same being at the lower northeastern interior corner of said 428.7-Acre tract;

THENCE with a line, as generally fenced, separating this tract and the west line of said 140-Acre tract, from the middle eastern line of said 428.7-Acre tract, N 00 Deg. 51 Min. 17 Sec. E, 1,400.89 feet to the centerline of a 12" diameter creosote fence corner post found at the northwest corner of this tract and of said 140-Acre tract, same being at the middle northeastern corner of said 428.7-Acre tract, and also being in the southern line of a called (net) 122 more or less Acre tract referenced in said deed to said Doty Estates, LLC recorded in said Vol. 1178 Page 51 in said official records and styled "First Tract" as described in said Vol. 348 Page 292 in said deed records;

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THENCE with a line separating this tract and a portion of the north line of said 140-Acre tract, from a portion of the southern line of said (net) 122-Acre tract, S 89 Deg. 32 Min. 55 Sec. E, 1,262.56 feet to a 1/2" diameter iron pipe found at an angle point in the north line of this tract, same being at the southeastern corner of said (net) 122-Acre tract, and also being at the southwestern corner of a called 171.020 more or less Acre tract styled "Third Tract" as described in deed to B Double D Ranch from William F. Deacon, Jr. et. al. recorded in Vol. 644 Page 474 in said official records;

THENCE with a line separating this tract and a portion of the north line of said 140-Acre tract, from the southern line of said 171.020-Acre tract, S 89 Deg. 00 Min. 06 Sec. E, at a distance of 742.70 more or less feet intersect the centerline of said unnamed creek entering this tract, continue same course a total distance of 2,779.80 feet to the centerline of a 3" diameter iron fence corner post found at another angle point in the north line of this tract, same being at the southeastern corner of said 171.020-Acre tract, and also being at the southwestern corner of a called (net) 15.156 more or less Acre tract described in deed to Vernon R. Malaer, Jr. and Megan Malaer from William A. Malaer recorded in Vol. 1213 Page 621 in the official public records of said County;

THENCE with a line, as generally fenced, separating this tract and the remainder of the north line of said 140-Acre tract, from the westerly southern line of said (net) 15.156-Acre tract, S 89 Deg. 15 Min. 42 Sec. E, 305.48 feet to the centerline of a 3" diameter iron fence corner post found at the northeast corner of this tract and of said 140-Acre tract, same being at the westerly southeastern corner of said (net) 15.156-Acre tract, and also being in the presently fenced western right of way line of said County Road No. 388, situated at a turn in said road, projecting easterly and southerly therefrom;

THENCE with said western right of way line of County Road No. 388, as roughly fenced, same being with the east line of said 140-Acre tract, the following:

1. S 04 Deg. 36 Min. 42 Sec. W, 706.74 feet to a 5/8" diameter iron rod capped and marked 6371 set at an angle point in said lines;
2. S 04 Deg. 13 Min. 06 Sec. W, 711.99 feet to the centerline of a 6" diameter cedar fence post found at or near the southeastern corner of said 140-Acre tract and the northeastern corner of said 70-Acre tract, for another angle point in the east line of this tract and in said western right of way line;

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THENCE continuing with said western right of way line of County Road No. 388, as roughly fenced, same being with the east line of said 70-Acre tract, the following:

1. S 02 Deg. 25 Min. 25 Sec. W, 511.02 feet to a 5/8" diameter iron rod capped and marked 6371 set at an angle point in said lines;
2. S 03 Deg. 09 Min. 48 Sec. W, 895.84 feet to the Place of Beginning and containing 206.91 Acres of land.

The above description was written from an actual survey made on the ground in conjunction with a drawing thereof, under my direction, and is true and correct to the best of my knowledge and belief.




Caley A. Thomas, R.P.L.S. No. 6371
Cuero, Texas July 16th, 2021

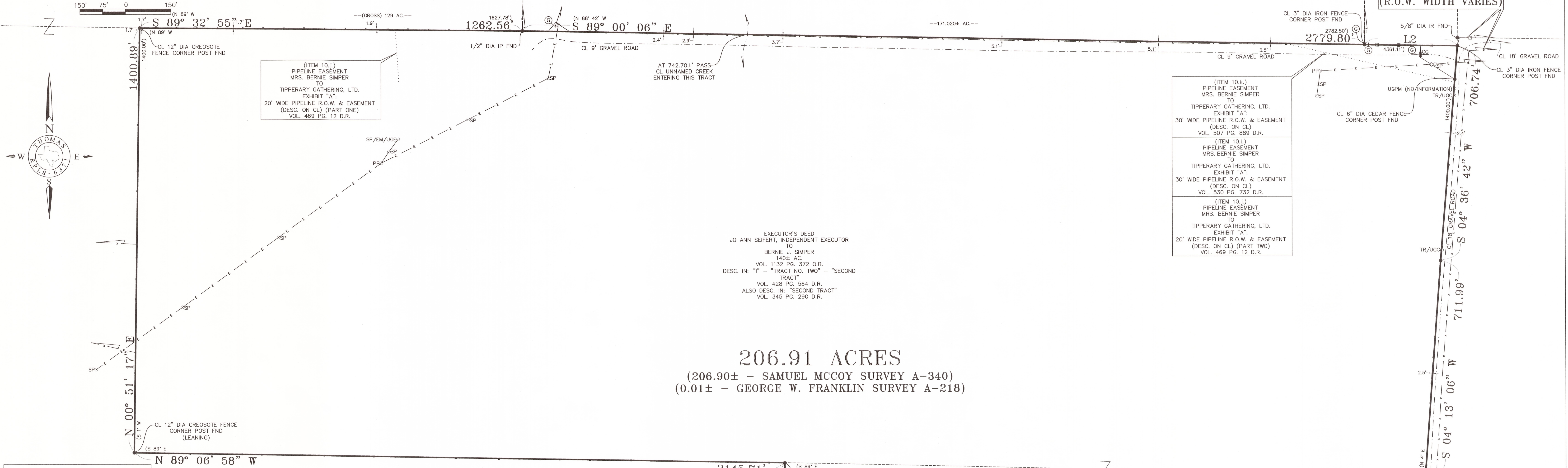
TITLE SURVEY SHOWING
PARTIAL IMPROVEMENTS
UPON A CALLED 140± ACRE TRACT
&
A CALLED 70 ACRE TRACT
FOUND TO CONTAIN 206.91 ACRES UPON RESURVEY
SAM MCCOY SURVEY A-340
GEORGE W FRANKLIN SURVEY A-218
GONZALES COUNTY, TEXAS
SCALE - 1" = 150'

(NET): 122± AC.
(GROSS): 129 AC.
(L&E): 7± AC.
VOL. 1178 PG. 51 O.R.
DESC. IN: "FIRST TRACT"
VOL. 348 PG. 292 D.R.

WILLIAM F. DEACON, JR., ET. AL.
TO
B DOUBLE D RANCH
"THIRD TRACT": 171.020± AC.
VOL. 644 PG. 474 O.R.

WILLIAM A. MALAER
TO
VERNON R. MALAER, JR. &
MEGAN MALAER
(NET): 15.156± AC.
(GROSS): 40-1/3± AC.
(L&E): 25.177± AC.
VOL. 1213 PG. 621 O.P.R.
ALSO DESC. IN:
VOL. 464 PG. 28 D.R.

C.R. NO. 388
(R.O.W. WIDTH VARIES)



206.91 ACRES
(206.90± - SAMUEL MCCOY SURVEY A-340)
(0.01± - GEORGE W. FRANKLIN SURVEY A-218)

LEGEND:	
	SURVEY BOUNDARY
	ORIGINAL SURVEY LINE (APPROXIMATE LOCATION)
	ROAD CENTERLINE
	BARBED WIRE FENCE
	HOG WIRE FENCE
	AERIAL ELECTRIC
	CREEK CENTERLINE
	EXISTING EASEMENT CENTERLINE
	DEED RECORD LINE
	DEED RECORD DATA (X xx' xx' xx" x xx.xx')
	SET 5/8" DIAMETER IRON ROD
	CAPPED & MARKED 6371
	UNLESS NOTED OTHERWISE

CAUTION
UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN AND ADDITIONAL UNDERGROUND UTILITIES/STRUCTURES MAY BE PRESENT. ADDITIONAL EXISTING JOGS AND ANGLE POINTS IN UTILITIES MAY EXIST AND MAY NOT BE SHOWN HEREON. CONTACT APPROPRIATE REPRESENTATIVES PRIOR TO DIGGING OR TRENCHING ON SITE.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 81° 27' 53" W (N 81° 19' 22" E --44.25 AC.-- 62.03)	61.85'
L2	S 89° 15' 42" E (N 89° W --(GROSS) 40-1/3± AC.-- 254.17')	305.48'

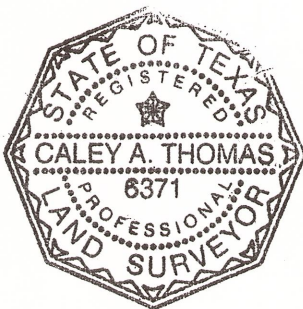
- NOTES:
- A METES AND BOUNDS DESCRIPTION OF THE 206.91 ACRE TRACT AS SHOWN HEREON HAS BEEN PREPARED IN CONJUNCTION WITH THIS SURVEY.
 - THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH A TITLE SEARCH PROVIDED BY BURCHARD ABSTRACT COMPANY, FILE NO. 2021269 (ISSUE DATE: 06 - 02 - 2021) WITH REFERENCE TO THE ABOVE-LISTED FILE NUMBER, THE FOLLOWING SCHEDULE B EXCEPTIONS ARE ADDRESSED:
 - 10.j. PIPELINE EASEMENT (x2) TO TIPPERARY GATHERING, LTD. VOL. 469 PG. 12 D.R. DOES AFFECT SUBJECT TRACT AS SHOWN
 - 10.k. PIPELINE EASEMENT TO TIPPERARY GATHERING, LTD. VOL. 507 PG. 889 D.R. DOES AFFECT SUBJECT TRACT AS SHOWN
 - 10.l. PIPELINE EASEMENT TO TIPPERARY GATHERING, LTD. VOL. 530 PG. 732 D.R. DOES AFFECT SUBJECT TRACT AS SHOWN

LINDA FAY WHITE, ET. AL.
TO
DOTY ESTATES, LLC
428.7± AC.
VOL. 1178 PG. 51 O.R.
DESC. IN: "SECOND TRACT"
VOL. 348 PG. 292 D.R.

70 AC.
VOL. 1132 PG. 372 O.R.
DESC. IN: "TRACT NO. TWO" -
"FIRST TRACT"
VOL. 428 PG. 564 D.R.
ALSO DESC. IN: "FIRST TRACT"
VOL. 345 PG. 290 D.R.

	CALCULATED POINT
	CAPPED & MARKED
	CATTLE GUARD
	CENTERLINE
	COUNTY ROAD
	DEED RECORDS
	DIAMETER
	ELECTRIC METER
	FOUND
	GATE
	IRON PIPE
	IRON ROD
	LESS & EXCEPT
	OFFICIAL PUBLIC RECORDS
	OFFICIAL RECORDS
	PLACE OF BEGINNING
	POWER POLE
	RIGHT OF WAY
	SERVICE POLE
	TELEPHONE RISER
	UNDERGROUND CABLE
	UNDERGROUND ELECTRIC
	UNDERGROUND PIPELINE MARKER

THIS DRAWING WAS PREPARED FROM AN ACTUAL SURVEY, MADE ON THE GROUND, 07 - 14 - 2021 TO 07 - 16 - 2021, UNDER MY DIRECTION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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07 - 16 - 2021

REQUESTED BY: BERNIE SIMPER
DRAWN BY: MT CHECKED BY: CT
JOB NO. 21052602

"OLD ROAD"
(AS REFERENCED IN 44.25 AC. TRACT DESCRIPTION)
(30± PRESENTLY FENCED WIDTH)
(PHYSICALLY UNDEVELOPED)

CL 7-1/2" DIA IRON FENCE
CORNER POST FND

AT 32.66' PASS
NORTHEAST CORNER
OF EASTERN TERMINUS
OF "OLD ROAD", FROM WHICH
3-WAY FENCE CORNER FND
BEARS: N 89° 03' 48" W 2.81'

AT 10.25' PASS
CALCULATED POINT/
APPROXIMATE
ORIGINAL SURVEY LINE

CORRECTION PARTITION DEED
CLIFFORD WESLEY HARE, JR. ET. UX.
TO
JAMES O. RUDDOCK ET. UX.
EXHIBIT "A": 44.25 AC.
VOL. 921 PG. 431 O.R.
ALSO DESC. IN: VOL. 773 PG. 475 O.R.

AT 603.74±' PASS
CL UNNAMED CREEK
EXITING THIS TRACT

AT 901' PASS APPROXIMATE
ORIGINAL SURVEY CORNER

5/8" DIA IR FND
(2005.03')

2004.95'

A-218

A-340

JOSEPH SMITH
SURVEY A-423

C.R. NO. 388
(R.O.W. WIDTH VARIES)

P.O.B.

A-340

JOSEPH SMITH

SURVEY A-423