

S24-075 278.492 Ac.

Being all that certain tract of 278.492 acres of land, more or less, lying and being situated in Gonzales County and Dewitt County, Texas, being part of the Peter Pate League, Abstract No. 374 in Gonzales County, and Abstract No. 386 in Dewitt County, more particularly being part of a 353.92 acre tract of land described in Deed of Gift dated September 4, 2012, executed by Elmo A. Sample and Jeannine M. Sample to John A. Sample, et al., recorded in Volume 1099, Page 326, of the Official Records of Gonzales County, herein called subject tract, the particular portion thereof hereby intended to be described by metes and bounds, with bearing basis GPS Grid North, as follows:

BEGINNING at a 1/2 inch iron rod found 0.1 foot above ground at the southeast corner of said subject tract, and at the northeast corner of a 33.44 acre tract of land described as FIRST TRACT in Deed dated January 24, 2003, executed by Debra Devon Baros, et al., to Darwin G. Mueller, recorded in Volume 880, Page 869, of the Official Records of Gonzales County, and in the northwest line of Nolte Boehl Road, for the southeast corner of this tract or parcel of land hereby intended to be described;

THENCE North 62° 11' 08" West along the southwest line of said subject tract, and the northeast line of said Mueller FIRST TRACT, at 381 feet, crossing the Dewitt County and Gonzales County line, in all a distance of 3086.22 feet to a 5/8 inch iron rod found 0.4 foot above ground at an interior corner of said subject tract, and at the northwest corner of said Mueller FIRST TRACT, for an interior corner of this tract or parcel of land hereby intended to be described;

THENCE South 33° 20' 21" West along a southeast line of said subject tract, and the northwest line of said Mueller FIRST TRACT, at 441.38 feet, crossing the southwest corner of said Mueller FIRST TRACT, and the northwest corner of a 33.44 acre tract of land described as THIRD TRACT in said deed to Mueller, and continuing along the northwest line of said Mueller THIRD TRACT, in all a distance of 744.68 feet to a 5/8 inch iron rod found flush with the ground at a southeast corner of said subject tract, and at the northeast corner of a 176.96 acre tract of land described in General Warranty Deed dated February 17, 2011, executed by Kathleen Borrer and Jimmy Borrer to Don Wieland and Susan Wieland, recorded in Volume 1045, Page 398, of the Official Records of Gonzales County, for a southeast corner of this tract or parcel of land hereby intended to be described;

THENCE North 51° 42' 19" West 859.97 feet along a southwest line of said subject tract, and the northeast line of said Wieland tract, to a 5/8 inch iron rod set (all iron rods set with red plastic cap marked Gonzales First Shot Surv) at the southwest corner of said subject tract, and at the southeast corner of a 353.925 acre tract of land described as EXHIBIT "B" in Deed of Partition dated January 27, 1999, executed by Horace Sample, et al., to Carl Sample, et al., recorded in Volume 812, Page 004, of the Official Records of Gonzales County, for the southwest corner of this tract or parcel of land hereby intended to be described;

THENCE North 38° 17' 40" East 4049.44 feet along the northwest line of said subject tract, and the southeast line of said Sample tract, to a 5/8 inch iron rod found flush with the ground at the northwest corner of said subject tract, and the northeast corner of said Sample tract, and in the southwest line of a 43.80 acre tract of land described in Warranty Deed dated March 7, 2016, executed by William H. Griffin and Kathryn A. Griffin to William and Kathryn Griffin Revocable Trust, recorded in Volume 1225, Page 174, of the Official Records of Gonzales County, for the northwest corner of this tract or parcel of land hereby intended to be described;

THENCE along the northeast line of said subject tract, and the southwest line of said Griffin tract, as follows:

South 51° 35' 25" East 169.12 feet to a 1 inch iron pipe found 0.6 foot above ground;

South 51° 52' 10" East 423.32 feet to a 1 inch iron pipe found 0.5 foot above ground at the southeast corner of said Griffin tract, and at the southwest corner of a 42.71 acre tract of land and a 30 foot wide access easement described in Warranty Deed dated January 6, 1984, executed by Robert B. Eyhorn, Jr. and Betty M. Eyhorn to Frank S. McCleese,

recorded in Volume 552, Page 714, of the Gonzales County Deed Records, for an angle point in the northeast line of this tract or parcel of land hereby intended to be described;

THENCE South 51° 57' 35" East 996.12 feet along the northeast line of said subject tract, and the southwest line of said McCleese tract, and said easement, to a 5/8 inch iron rod found 0.5 foot above ground at an interior corner of said subject tract, and at the southeast corner of said McCleese tract, and at the southwest corner of a 75.38 acre tract of land described in General Warranty Deed dated September 12, 2022, executed by Kennon Lee Cantley to Stone Thayer, recorded in Volume 1417, Page 623, of the Official Records of Gonzales County, for an angle point in the northeast line of this tract or parcel of land hereby intended to be described;

THENCE entering said subject tract, South 64° 37' 12" East 122.55 feet along the southwest line of said Thayer tract, to a 5/8 inch iron rod found 0.1 foot below ground at an interior corner of said subject tract, and at the southeast corner of said Thayer tract, and at the southwest corner of a 204 acre tract of land described in Warranty Deed dated February 5, 1952, executed by Mrs. Mary Schroeder to Mrs. Ella Boehl, recorded in Volume 132, Page 106, of the Gonzales County Deed Records, for an angle point in the northeast line of this tract or parcel of land hereby intended to be described;

THENCE South 51° 54' 36" East 1858.55 feet along the northeast line of said subject tract, and the southwest line of said Boehl tract, to a 5/8 inch iron rod set at the northeast corner of said subject tract, and at the common southeast corner of said Boehl tract, and in the northwest line of said Nolte Boehl Road, for the northeast corner of this tract or parcel of land hereby intended to be described;

THENCE along the southeast line of said subject tract, and the northwest line of said Nolte Boehl Road, as follows:

South 57° 53' 00" West 33.06 feet to a 5/8 inch iron rod set;

South 32° 24' 42" West 670.32 feet to a 5/8 inch iron rod set;

South 32° 37' 19" West at 962 feet, crossing the Gonzales County and Dewitt County line, in all a distance of 1683.16 feet to a 5/8 inch iron rod found 0.2 foot above ground;

South 32° 46' 37" West 414.56 feet to the PLACE OF BEGINNING, as is shown on Gonzales First Shot Surveying Plat No. S24-075, dated November 11, 2024.

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

