

174.07 ACRES

THE STATE OF TEXAS}
THE COUNTY OF GONZALES}

BEING a 174.07-acre tract of land situated in and a portion of the L.C. Jurey Survey, Abstract No. 294, and the J.W. Nichols Survey, Abstract No. 365, Gonzales County, Texas and being that same First Tract, a called 16.107-acre tract of land and Second Tract, a called 146.25-acre tract of land described by Warranty Deed dated December 9, 1976, conveyed from John P. Nieman and wife, Rose Adele Nieman to Nieman Properties as recorded in Volume 428, Page 24 of the Deed Records, Gonzales County, Texas, said 174.07-acre tract being particularly described by metes and bounds as follows:

BEGINNING at a 17" Oak marking the north corner of the aforesaid 16.107-acre tract, same being the east corner of a called 91.31-acre tract of land described by Instrument to Kenneth Lee Ratton as recorded in Volume 1316, Page 894 of the Official Public Records, Gonzales County, Texas, and being along the southwest line of a called 25.00-acre tract of land described by Instrument to Kenneth Lee Ratton as recorded in Volume 1316, Page 900 of the Official Public Records, Gonzales County, Texas for the north corner of the herein described tract;

THENCE, South 45°38'50" East (South 43°25' East), along the northeast line of said 16.107-acre tract, with the southwest line of the aforesaid 25.00-acre tract, a distance of 380.03 (498.33) feet to a found 1/2" pipe along the northeast line of said 16.107-acre tract marking the south corner of said 25.00-acre tract and being the west corner of a called 150.22-acre tract of land described by Instrument to Kathy Barker Ward as recorded in Volume 1503, Page 243 of the Official Public Records, Gonzales County, Texas for an angle point of the herein described tract;

THENCE, continuing along the northeast line of said 16.107-acre tract, with the southwest line of the aforesaid 150.22-acre tract, the following four (4) courses and distances:

- South 42°37'00" East (South 40°22' East), at a distance of 56.69 (56.58) feet passing a found 5/8" steel rebar with plastic cap stamped "RPLS 1607" and continuing for a total distance of 640.78 (575.28) feet to a found 1/2" steel rebar (disturbed) marking an angle point of the herein described tract;
- South 37°20'32" East (South 35°43' East), a distance of 120.42 (125.55) feet to a found 5/8" steel rebar marking an angle point of the herein described tract;
- South 32°00'36" East (South 30°22' East), a distance of 208.51 (204.44) feet to a found 1/2" steel rebar marking an angle point of the herein described tract;
- South 29°19'18" East (South 28°01' East), a distance of 518.93 (520.83) feet to a found 5/8" steel rebar marking the east corner of said 16.107-acre tract, same being an angle point along the southwest line of said 150.22-acre tract, and being the north corner of a called 0.514-acre tract of land described by Instrument to Donald Patrick O'Dell and Daniel Glen O'Dell as recorded in Volume 743, Page 541 of the Deed Records, Gonzales County, Texas for the east corner of the herein described tract;

THENCE, South 48°32'31" West (South 50° West), along the southeast line of said 16.107-acre tract and the aforementioned 146.25-acre tract, with the northwest line of the aforesaid 0.514-acre tract and a called 146.25-acre tract of land described by the same instrument as recorded in Volume 743, Page 541 of the Deed Records, Gonzales County, Texas, a distance of 3887.14 (3874.17) feet to a found 5/8" steel rebar marking the south corner of said 146.25-acre tract, same being the west corner of said O'Dell Tract, and being along the northeast line of a called 585-acre tract of land described by Instrument to PQR Ranch, LLC as recorded in Volume 1249, Page 90 of the Official Public Records, Gonzales County, Texas for the south corner of the herein described tract;

THENCE, North 43°17'54" West (North 40° West), along the southwest line of said 146.25-acre tract, with the northeast line of said 585-acre tract, a distance of 1909.51 (1764.58) feet to a found concrete monument along the northeast line of said 585-acre tract marking the west corner of said 146.25-acre tract and being the south corner of a called 137.453-acre tract of land described by Instrument to Kevin Glenn Bradley as recorded in Volume 827, Page 636 of the Official Public Records, Gonzales County, Texas for the east corner of the herein described tract;

THENCE, North 49°19'43" East (North 50° East), along the northwest line of said 146.25-acre tract, with the southeast line of the aforesaid 137.453-acre tract, at a distance of 1799.15 (1800.83) feet passing a found concrete monument marking the east corner of said 137.453-acre tract and being the south corner of the aforementioned 91.31-acre tract, continuing for a total distance of 4060.10 (3994.03) feet to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds a 174.07-acre tract of land, more or less.

Basis of bearing is based on the Texas State Plane Coordinate System (NAD 83), South Central Zone (4204). This survey was adjusted using a combined scale factor of 1.00014383009406 (GEOID18).

Reference is made to that Plat accompanying this Legal Description.

The foregoing legal description and accompanying survey plat were prepared from an actual survey made on the ground under my supervision in May, 2026 and are true and correct to the best of my knowledge and belief.



06/29/2026

True Line Construction Layout and Land Surveying
By: Michael K. Williams
Registered Professional Land Surveyor
Texas No. 6616



3-1313