

**30-FOOT ACCESS EASEMENT
1.39 ACRES**

**THE STATE OF TEXAS}
THE COUNTY OF GONZALES}**

BEING a 1.39-acre tract of land situated in the J.W. Nichols Survey, Abstract No. 365, Gonzales County, Texas, being a portion out of a called 25.00-acre tract of land described by Warranty Deed dated June 20, 2019 conveyed from Cynthia Rubio-Ratton to Kenneth Lee Ratton as recorded in Volume 1316, Page 900 of the Official Public Records, Gonzales County, Texas, and being that same called 1.39-acre tract of land described by an Easement Agreement dated October 24, 2012 conveyed from Elbo Ranch, Ltd. to Nieman Properties as recorded in Volume 1105, Page 571 of the Official Records, Gonzales County, Texas, said 1.39-acre tract being particularly described by metes and bounds as follows:

BEGINNING at a found concrete monument marking the southeast line of the prescriptive County Road No. 474 (a.k.a. Orr Road), being the west most corner of the aforesaid 25.00-acre tract, and being the north most 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 for the west most corner of the herein described easement;

THENCE, North 48°03'18" East, along the southeast line of said County Road No. 474, with the northwest line of said 25.00-acre tract, at a distance of 25.20 feet passing a found 5/8" steel rebar with plastic cap stamped "THOMAS" marking the south corner of a called 80.313-acre tract of land described by Instrument to Karen L. Kirkpatrick Revocable Living Trust as recorded in Volume 1185, Page 460 of the Official Public Records, Gonzales County, Texas and continuing for a total distance of 30.07 feet to a point along the common line between said 25.00-acre tract and the aforesaid 80.313-acre tract for the north most corner of the herein described easement;

THENCE, over, into, and across said 25.00-acre tract, the following three (3) courses and distances:

- South 45°45'34" East, a distance of 1135.56 feet marking an angle point of the herein described easement;
- South 45°00'38" East, a distance of 501.26 feet marking an angle point of the herein described easement;
- South 45°38'50" East, a distance of 382.02 feet to a point along the southeast line of said 25.00-acre tract, same being the northwest line 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 the east most corner of the herein described easement;

THENCE, South 48°27'12" West, along the southeast line of said 25.00-acre tract, with the northwest line of the aforesaid 150.22-acre tract, a distance of 30.08 feet to a found 1/2" pipe marking the south corner of said 25.00-acre tract, same being the west corner of said 150.22-acre tract, and being an angle point along the northeast line of First Tract, a called 16.107-acre tract of land described by Instrument to Nieman Properties as recorded in Volume 428, Page 24 of the Deed Records, Gonzales County, Texas for the south most corner of the herein described easement;

THENCE, North 45°38'50" West, along the southwest line of said 25.00-acre tract, with the northeast line of the aforesaid 16.107-acre tract, a distance of 380.03 feet to a 17" Oak marking the north corner of said 16.107-acre tract and being the east corner of the aforementioned 91.31-acre tract for an angle point of the herein described easement;

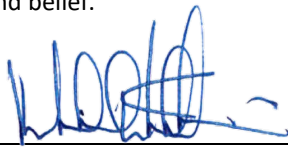
THENCE, North 45°00'38" West, along the southwest line of said 25.00-acre tract, with the northeast line of said 91.31-acre tract, a distance of 501.23 feet to a found 1/2" steel rebar with plastic cap stamped "B&A" marking an angle point of the herein described easement;

THENCE, North 45°45'34" West, continuing along the common line between said 25.00-acre tract and said 91.31-acre tract, at a distance of 1057.57 feet passing a steel post marking the south corner of Tract Two, a called 0.06-acre tract of land (30-foot Access Easement) as recorded in Volume 1316, Page 894 of the Official Public Records, Gonzales County, Texas and continuing for a total distance of 1137.37 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 – 30-foot Access Easement