

THOMAS SURVEYORS

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

304 N. Gonzales
Cuero, Texas 77954

Bus. 361-275-2716
Firm No. 10193901

METES AND BOUNDS DESCRIPTION OF A 50.00 ACRE TRACT OF LAND
(JOB # 25071601)

“TRACT A”

BEING all that certain parcel or tract of land containing 50.00 Acres out of the William Roberson League & Labor A-401 located in DeWitt County, Texas, and being a part of that called 474.38-Acre tract described in independent co-executor's deed to Lisa Michelle Greer et. al. from Traci Lynn Greer Hoekstra and Jana Kay Greer Ivy as independent co-executors recorded in Instrument Number 151505 in the official public records of said DeWitt County and also described in Vol. 1489 Page 459 in the official public records of Gonzales County, Texas; Said 50.00-Acre “Tract A” is more particularly described by metes and bounds as follows:

BEGINNING at a 5/8” diameter iron rod capped and marked 6371 set at the east corner of this tract and the lower north corner of a 423.3-Acre tract of this survey styled “Tract B” (said “Tract B” also being out of a part of said 474.38-Acre tract), same being in the presently occupied northeast line of said 474.38-Acre tract, and also being in the presently fenced southwestern right of way line of County Road No. 145 / Hilbrich Road (DeWitt County name), also known as County Road No. 214 (Gonzales County name) (being a County-maintained, variable width as presently fenced, public road), from which a 5/8” diameter iron rod found (disturbed – used for Bearing Basis) at the record east corner of said 474.38-Acre tract bears S 49 Deg. 56 Min. 15 Sec. E, 693.61 feet, and from said found rod (used for Bearing Basis), a 5/8” diameter iron rod found (used for Bearing Basis) at the record most easterly south corner of said 474.38-Acre tract bears S 39 Deg. 17 Min. 45 Sec. W (Bearing Basis for this survey as recited in the description of said 474.38-Acre tract), 2,870.03 feet;

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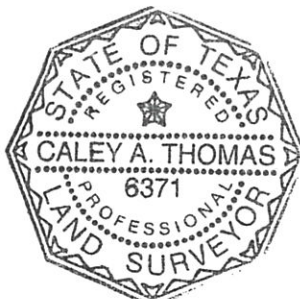
THENCE departing said presently fenced southwestern right of way line of County Road No. 145 / Hilbrich Road (DeWitt County), crossing portions of said 474.38-Acre tract, and with the lines, without fence, separating this tract from said "Tract B" of this survey, the following:


1. S 41 Deg. 51 Min. 21 Sec. W, the following:
 - a. At a distance of 2.32 feet pass a calculated point at the intersection of this line with the record northeast line of said 474.38-Acre tract;
 - b. Continue same course a total distance of 1,233.14 feet to a 5/8" diameter iron rod capped and marked 6371 set at the south corner of this tract and the north interior corner of said "Tract B" of this survey, same being at a point interior of said 474.38-Acre tract;
2. N 53 Deg. 18 Min. 49 Sec. W, 1,652.93 feet to a 5/8" diameter iron rod capped and marked 6371 set at a two-way fence corner found (projecting northwesterly and southwesterly therefrom) at the west corner of this tract and the east interior corner of said "Tract B" of this survey, same being at a point interior of said 474.38-Acre tract;
3. N 37 Deg. 15 Min. 48 Sec. E, the following:
 - a. At a distance of 1,323.29 feet pass a calculated point at the intersection of this line with the record northeast line of said 474.38-Acre tract;
 - b. Continue same course a total distance of 1,326.23 feet to a 5/8" diameter iron rod capped and marked 6371 set at the north corner of this tract and the upper east corner of said "Tract B" of this survey, same being in the presently occupied northeast line of said 474.38-Acre tract, and also being in the presently fenced southwestern right of way line of said County Road No. 145 / Hilbrich Road (DeWitt County);

THENCE with said presently fenced southwestern right of way line of County Road No. 145 / Hilbrich Road (DeWitt County), same being with portions of the presently occupied northeast line of said 474.38-Acre tract, as generally fenced, the following:

1. S 50 Deg. 11 Min. 27 Sec. E, 1,183.03 feet to the centerline of a 3" diameter iron fence corner post found at an angle point in said lines;
2. S 49 Deg. 56 Min. 15 Sec. E, 570.40 feet to the Place of Beginning and containing 50.00 Acres of land.

The above description was written from an actual survey made on the ground in conjunction with a drawing thereof and without the benefit of a title commitment, 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 August 20th, 2025