



6113 SARATOGA BLVD. SUITE F, #335 - (361) 208-4284
TEXAS LICENSED SURVEYING FIRM 10194009
THE INTERSECTION OF QUALITY AND EFFICIENCY

153.82 ACRE TRACT

Field Notes Description

Being out of the E. Benavides Survey, Abstract 5, Victoria County, Texas, also being that same land conveyed to Constance Diane Kollodziej in Distribution Deed dated March 18, 2016 and recorded in Instrument No. 201603172 of the Official Records of Victoria County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING: at a 3/4" iron rod, (Y = 13,454,168.14, X = 2,675,820.50), found in the northwest line of a 162.94 acre tract conveyed to Jerry and Kimberly Blackmon in Instrument No. 202005851 of the Official Records of Victoria County, Texas, and at the east corner of a 20.00 acre tract conveyed to the Robert Louis Williams Jr. Estate in Instrument No. 202103147 of the Official Records of Victoria County, Texas, for the south corner of this herein described tract;

THENCE: N 37°06'32" W -874.62 feet along the northeast line of said 20.00 acre tract and the southwest line of this herein described tract to a 3/4" iron pipe found at the north corner of said 20.00 acre tract and in the southeast line of a 168.68 acre tract conveyed to the Donnie and Lisa Hempel in Instrument No. 201101778 of the Official Records of Victoria County, Texas, and in the center of Henderson Road, for the west corner of this herein described tract;

THENCE: N 53°11'51" E -3028.95 feet along the southeast line of said 168.68 acre tract and the northwest line of this herein described tract to a fence corner post found at the east corner of said 168.68 acre tract and at the south corner of a 203.32 acre tract conveyed to Dial Emily Koontz Inc. and 3X Ranch Exports Inc., for an angle point of this herein described tract;

THENCE: N 53°22'10" E -along the southeast line of said 203.32 acre tract and continuing along the northwest line of this herein described tract at 4538.97 feet passing a 5/8" iron rod with cap stamped "RPLS 6368" set for a line marker, in all a total distance of 4570.46 feet to a point at the east corner of said 203.32 acre tract and on the southwest bank of Arroyo Palo Alto, for the north corner of this herein described tract;

THENCE: along the southwest bank of said Arroyo Palo Alto and the northeast line of this herein described tract the following course:

S 47°45'37" E -163.34 feet;

THENCE: S 18°48'41" E -104.28 feet;

THENCE: S 57°06'35" E -37.36 feet;

THENCE: S 43°17'34" E -56.82 feet;

THENCE: S 65°08'41" E -68.68 feet;

THENCE: S 55°47'05" E -91.65 feet;

THENCE: S 58°11'51" E -46.45 feet;

THENCE: S 10°13'07" E -13.95 feet;

THENCE: S 15°15'30" W -93.17 feet;

THENCE: S 07°44'55" E -35.53 feet;

THENCE: S 29°10'23" E -28.51 feet;

THENCE: S 22°31'45" E -42.67 feet;

THENCE: S 16°59'34" E -66.94 feet;

THENCE: S 22°21'01" E -22.79 feet;

THENCE: S 07°04'38" E -17.36 feet;

THENCE: S 48°51'25" E -34.74 feet to a point at the north corner of a 546.18 acre tract conveyed to Vandenberg Hill Ranch LLC, for the east corner of this herein described tract;

THENCE: S 53°21'55" W -along the northwest line of said 546.18 acre tract and the southeast line of this herein described tract at 92.63 feet passing a 5/8" iron rod found for a line marker, **in all a total distance of 7497.24 feet** to the **POINT OF BEGINNING**, containing within these metes and bounds a 153.82 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "153.82 ACRE TRACT," accompanies this document. This Field Notes Description constitutes a legal document, and, unless it appears in its entirety, in its original form, including preamble, seal and signature, surveyor assumes no responsibility or liability for its correctness. It is strongly recommended, for the continuity of future surveys, that this document be incorporated in *all* future conveyances, *without any revisions or deletions*. This description and the accompanying Survey Plat were prepared from record data furnished by the client and was done with the benefit of a Title Report. This survey does not represent a warranty of title or a guarantee of ownership.

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DJ


COLE E. BARTON
R.P.L.S. No. 6368

