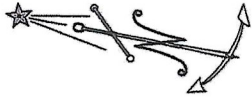


PLAT SHOWING SURVEY OF

51.99 ACRES
BEING ALL OF
TRACT 14 - 31.88 ACRES
AND
TRACT 15 - 20.11 ACRES
BEING OUT OF
189.01 ACRES
SITUATED IN THE
IGNACIO GUJARDO SURVEY, ABSTRACT 127
GOLIAD COUNTY, TEXAS
GF NO. 25-1001G
SCALE 1" = 200 FEET



Scale: 1" = 200'

701.94 ACRES
FORGER GAGE RANCH
DOC. NO. 135907
O.P.R., G.Co., Tx.

○ = Set 5/8" iron rod with surveyors cap stamped "RPLS 5639".
⊙ = Found 3/4" iron rod unless otherwise noted.

Bearings and distances are GRID, Texas Coordinate System of 1927, South Central Zone.

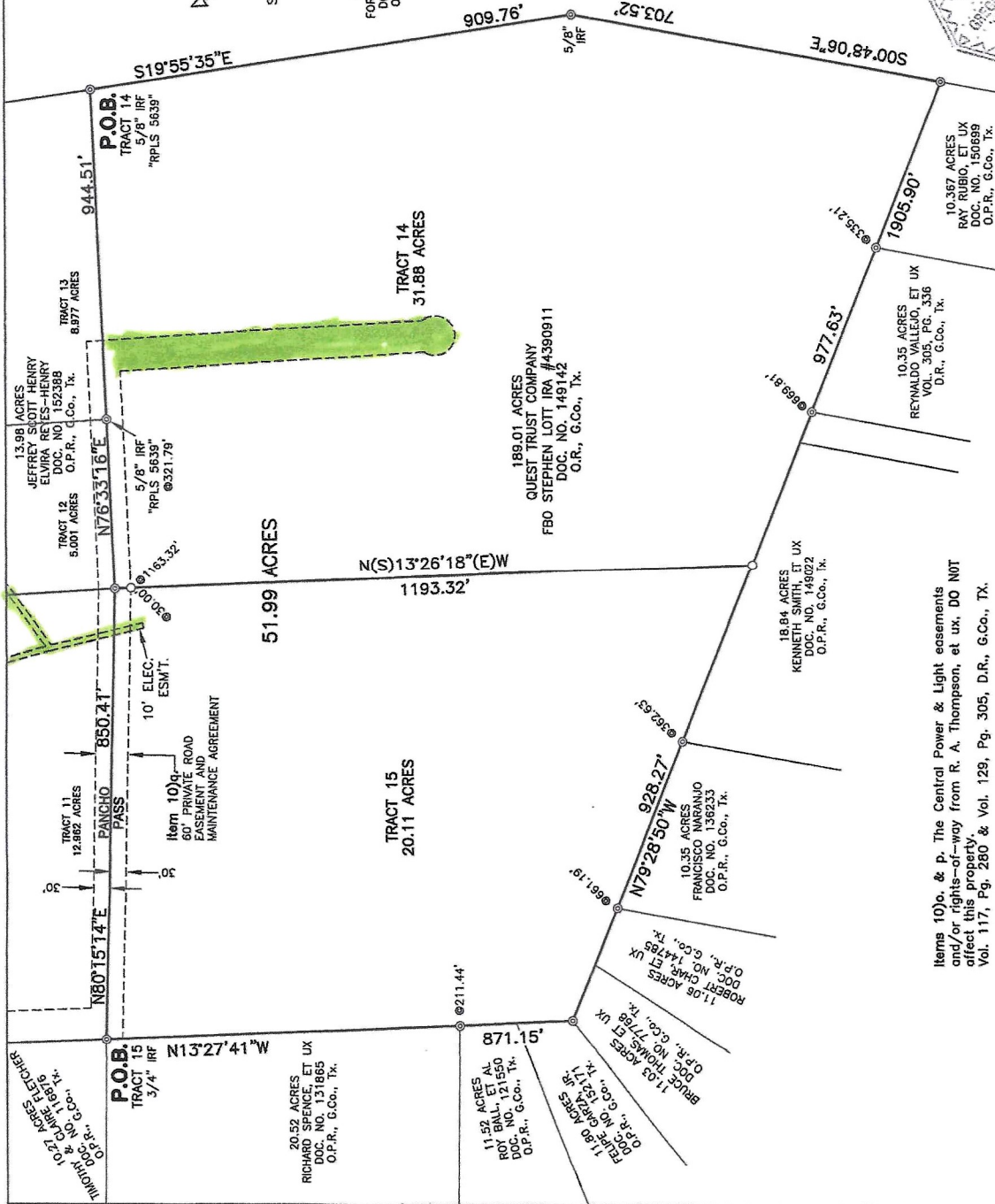
FEMA Flood Insurance Rate Map No. 48175C0275B, effective date October 19, 2010, shows this property to be in Zone X, an area outside the 1% annual chance flood.

There may be existing pipelines not shown on this plat. Use the Texas One Call System to locate pipelines before performing any excavation on this property.

Metes and bounds descriptions were prepared in conjunction with this plat.

I, Gregory A. Hauger, Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey completed on the ground January 6, 2025, under my supervision, this the 14th day of January, 2025.

Registered Prof. Land Surveyor
Texas Registration No. 5639



Items 10j. & p. The Central Power & Light easements and/or rights-of-way from R. A. Thompson, et ux, DO NOT affect this property.
Vol. 117, Pg. 280 & Vol. 129, Pg. 305, D.R., G.Co., Tx.

Item 10k. Road maintenance Agreement (shown hereon) DOES AFFECT this property by providing access to public right-of-way (FM 1351).
CF# 2023-152007, O.P.R., G.Co., Tx.

King & Petrus, Inc.
Firm No. 10127600
P. O. Box 606
Sinton, Texas 78587
Phone 361-364-2622
Fax 361-364-2641
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Field notes of 51.99 acres of land, in two tracts, called Tract 14 and Tract 15, out of a 189.01 acre tract described in Warranty Deed from Ellis Brothers Ranching, L. P., to Quest Trust Company FBO Stephen Lott IRA #4390911, recorded March 22, 2022, as Document No. 149142 in the Official Records of Goliad County, Texas;

Said 51.99 acres of land are comprised of a portion of the Ignacio Guajardo Survey, Abstract 127, are situated in Goliad County, Texas, approximately 6 miles west southwest of the town of Goliad, and are described by metes and bounds as follows:

TRACT 14 - 31.88 ACRES

Beginning at a 5/8" iron rod with surveyor's cap stamped "RPLS 5639" found at in the east line of said 189.01 acre tract and a west line of that tract of land described as 701.94 acres in General Warranty Deed from Creston H. Funk, Jr., to Forker-Gage Ranch, Ltd., recorded January 14, 2015, as Document No. 135907 in the Official Public Records of Goliad County, Texas; at the southeast corner of that tract of land described as Tracts 12 and 13 - 13.98 acres in Warranty Deed from Quest Trust Company FBO Stephen Lott IRA# 4390911 to Jeffrey Scott Henry and Elvira Reyes-Henry, recorded March 12, 2024, as Document No. 152388 in the Official Public Records of Goliad County, Texas; for the northeast corner of this survey;

Thence S 19° 55' 35" E, along the east line of said 189.01 acre tract, a west line of said 701.94 acre tract and the east line of this survey, a distance of 909.76 feet to a 5/8" iron rod found at a deflection corner of said 189.01 acre tract, for a deflection corner of this survey;

Thence S 00° 48' 06" E, continuing along the east line of said 189.01 acre tract, a west line of said 701.94 acre tract and the east line of this survey, a distance of 703.52 feet to a 3/4" iron rod found at the southeast corner of said 189.01 acre tract and the northeast corner of a tract of land described as 10.367 acres in Deed to Ray Rubio, et ux, recorded as Document No. 150699 in the Official Public Records of Goliad County, Texas; for the southeast corner of this survey;

Thence N 79° 28' 50" W, along the south line of said 189.01 acre tract, the north line of said 10.367 acre tract and the south line of this survey, at 335.21 feet passing a 3/4" iron rod found at the northwest corner of said 10.367 acre tract and the northeast corner of a tract of land described as 10.35 acres in Deed to Reynaldo Vallejo, et ux, recorded in Volume 305, Page 336 of the Deed Records of Goliad County, Texas; and continuing along the north line of said 10.35 acre tract, at 669.81 feet passing a 3/4" iron rod found at the northwest corner of said 10.35 acre tract and continuing, passing the northeast corner of a tract of land described as 18.84 acres in Deed to Kenneth Smith, et ux, recorded as Document No. 149022 in the Official Public Records of Goliad County, Texas; and continuing along the north line of said 18.84 acre tract, in all, a distance of 977.63 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 5639" set at the southeast corner of a 20.11 acre tract of land, called Tract 15, surveyed this day and described hereinbelow, for the southwest corner of this survey;

Thence N 13° 26' 18" W, within said 189.01 acre tract, along the east line of said Tract 15, surveyed this day and described hereinbelow, and the west line of this survey, at 1162.32 feet passing a 5/8" iron rod with surveyor's cap stamped "RPLS 5639" set the south right-of-way line of Pancho Pass (a sixty feet (60') wide private road) and continuing within said Pancho Pass, in all, a distance of 1193.32 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 5639" found in the centerline of said Pancho Pass, at the southwest corner of said Tract 12, the southeast corner of a recently surveyed 12.962 acre tract of land, called Tract 11, and the northeast corner of said Tract 15, surveyed this day and described hereinbelow, for the northwest corner of this survey;

Thence N 76° 33' 16" E, along the centerline of said Pancho Pass, the south line of said Tract 12 and the north line of this survey, at 321.79 feet passing a 5/8" iron rod with surveyor's cap stamped "RPLS 5639" found at the southeast corner of said Tract 12 and the southwest corner said Tract 13, and continuing, passing an east line of said Pancho Pass, departing said Pancho Pass and continuing, in all, a distance of 944.51 feet to the place of beginning, containing 31.88 acres of land, more or less, subject to all easements of record.

TRACT 15 - 20.11 ACRES

Beginning at a 5/8" iron rod with surveyor's cap stamped "RPLS 5639" found in the west line of said 189.01 acre tract and a west right-of-way line of Pancho Pass (a sixty feet (60') wide private road), at

the northeast corner of a tract of land described as 20.52 acres in Deed to Richard Spence, et ux, recorded as Document No. 131865 in the Official Public Records of Goliad county, Texas; at the southeast corner of a tract of land described as 10.27 acres in Deed to Timothy and Claire Fletcher, recorded as Document No. 116876 and at the southwest corner of a recently surveyed 12.962 acre tract of land, called Tract 11, for the northwest corner of this survey;

Thence N 80° 15' 14" E, within said 189.01 acre tract, along the centerline of said Pancho Pass, the south line of said Tract 11 and the north line of this survey, a distance of 850.41 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 5639" found at the southeast corner of said Tract 11, the southwest corner of that tract of land described as Tracts 12 and 13 - 13.98 acres in Warranty Deed from Quest Trust Company FBO Stephen Lott IRA# 4390911 to Jeffrey Scott Henry and Elvira Reyes-Henry, recorded March 12, 2024, as Document No. 152388 in the Official Public Records of Goliad County, Texas; and at the northwest corner of a 31.88 acre tract of land, Called Tract 14, surveyed this day and described herein above, for the northeast corner of this survey;

Thence S 13° 26' 18" E, across said 189.01 acre tract and across said Pancho Pass, along the west line of said Tract 14 and the east line of this survey, at 30.00 feet passing a 5/8" iron rod with surveyor's cap stamped "RPLS 5639" set in the south right-of-way line of said Pancho Pass and continuing, in all, a distance of 1193.32 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 5639" set in the south line of said 189.01 acre tract and the north line of a tract of land described as 18.84 acres in Deed to Kenneth Smith, et ux, recorded as Document No. 149022 in the Official Public Records of Goliad County, Texas; at the southwest corner of said Tract 14, for the southeast corner of this survey;

Thence N 79° 28' 50" W, along the south line of said 189.01 acre tract, the north line of said 18.84 acre tract and the south line of this survey, at 362.63 feet passing a 3/4" iron rod found at the northwest corner of said 18.84 acre tract and the northeast corner of that tract of land described as 10.35 acres in deed to Francisco Naranjo recorded as Document No. 136233 in the Official Public Records of Goliad County, Texas; and continuing along the north line of said 10.35 acre tract, at 661.19 feet passing a 3/4" iron rod found at the northwest corner of said 10.35 acre tract and the northeast corner of that tract of land described as 11.06 acres in deed to Robert Char, et ux, recorded as Document No. 144785 in the Official Public Records of Goliad County, Texas; and continuing along the north line of said 11.06 acre tract, passing the northwest corner of said 11.06 acre tract and the northeast corner of that tract of land described as 11.03 acres in deed to Bruce Thomas, et ux, recorded as Document No. 77768 in the Official Public Records of Goliad County, Texas; and continuing along the north line of said 11.03 acre tract, in all, a distance of 928.27 feet to a 3/4" iron rod found at the southwest corner of said 189.01 acre tract, the northwest corner of said 11.03 acre tract and the southeast corner of that tract of land described as 11.80 acres in deed to Felipe Garza, Jr., recorded as Document No. 152171 in the Official Public Records of Goliad County, Texas; for the southwest corner of this survey;

Thence N 13° 27' 41" W, along the southerly west line of said 189.01 acre tract, the east line of said 11.80 acre tract and the west line of this survey, passing the northeast corner of said 11.80 acre tract and the southeast corner of that tract of land described as 11.52 acres in deed to Roy Ball, et al, recorded as Document No. 121550 in the Official Public Records of Goliad County, Texas; and continuing along the east line of said 11.52 acre tract, at 211.44 feet passing a 3/4" iron rod found at the northeast corner of said 11.52 acre tract and the southeast corner of said 20.52 acre tract, and continuing along the east line of said 20.52 acre tract, in all, a distance of 871.15 feet to the place of beginning, containing 20.11 acres of land, more or less, subject to all easements of record.

Bearings and Distances are Grid, Texas Coordinate System of 1927 South Central Zone, U.S. Feet.

I, Gregory A Hauger, Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey completed on the ground January 6, 2025, this the 14th day of January, 2025.




Registered Professional Land Surveyor
Texas Registration No. 5639

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A survey plat was prepared in conjunction with this description.