

TO THE HONORABLE SENATE AND HOUSE OF REPRESENTATIVES
OF THE STATE OF NEW YORK:

IN SENATE,
JANUARY 11, 1922.

REPORT
OF THE
COMMISSIONERS OF THE LAND OFFICE,
IN ANSWER TO A RESOLUTION PASSED BY THE SENATE
MAY 11, 1921.

ALBANY:
J.B. LIPPINCOTT COMPANY, PRINTERS,
1922.

GRAPHIC DIV. JEP	REVISIONS
FOR REV. 2 216,400	
FLD. INC. REV. 1	
DATE: 08/18/22	
SCALE: 1" = 200'	
SHEET 1 OF 1	

BEING A 143.40 ACRE TRACT OF LAND SITUATED IN THE JEFF MARLE FIDUCIARY SURVEY, ABSTRACT NO. 59, VICTORIA COUNTY, TEXAS, SAID 143.40 ACRES BEING THE ENTIRETY, PORTION OF A 381.40 ACRE TRACT OF LAND CONVEYED FROM ALICE MARY HOPKINSON TO HER DEVELOPMENT, LLC BY DEED DATED AUGUST 17, 2005 AS RECORDED IN INSTRUMENT NO. 207512003 OF THE OFFICIAL PUBLIC RECORDS OF VICTORIA COUNTY, TEXAS.

Civil Corp
ENGINEERS & SURVEYORS
4611 AIRLINE ROAD, SUITE 300, VICTORIA, TEXAS 77934
TEL: (361) 570-7800 FAX: (351) 550-7501
ISURV FIRM #100576-00 TRNS FIRM #10283

STATE OF TEXAS}
COUNTY OF VICTORIA}

Being a 149.40 acre tract of land situated in the Jose Marie Hernandez Survey, Abstract No. 59, Victoria County, Texas, said 149.40 acres being the residual portion of a 381.40 acre tract of land conveyed from Aloe West Properties to BGS Development, LLC by deed dated August 17, 2005 as recorded in Instrument No. 200512003 of the Official Public Records of Victoria County, Texas, said 149.40 acre tract being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter iron rod with red plastic cap stamped "BALUSEK-FRANKSON" found for the South corner of the herein described tract, said iron rod also being the West corner of a 2.5 acre tract of land conveyed from Wayne Jennings, et ux to Luis Salinas, et ux as recorded in Instrument No. 200803234 of the Official Public Records of said county, and in the northeast right-of-way line of Coletoville Road E;

THENCE, North 69°00'49" West (deed call, North 68°59'20" West), with the northeast right-of-way line of Coletoville Road E, a distance of 1,155.02 feet to a 5/8 inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod being the South corner of a 5.03 acre tract of land conveyed to Barbara Jean Hall as recorded in Instrument No. 202004790 of the Official Public Records of said county, and being the South corner of Lot 14 of BGS Development Future Phase (unrecorded);

THENCE, North 16°44'07" East, with the common line of the 5.03 acre Hall tract, a distance of 602.13 feet to a 5/8 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod also being the northeast corner of the 5.03 acre Hall tract and said Lot 14;

THENCE, South 89°18'14" West, with the common line of the 5.03 acre Hall tract, a distance of 484.63 feet to a 5/8 inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod also being the northwest corner of the 5.03 acre Hall tract, the northwest corner of Lot 14, an exterior corner of a 7.7354 acre tract of land conveyed to Bobby Dale Hall, et ux as recorded in Instrument No. 201201694 of the Official Public Records of said county, and an exterior corner of Lot 13 of said unrecorded subdivision;

THENCE, North 04°29'54" West, with the common line of the 7.7354 acre Hall tract and BGS Development Future Phase (unrecorded), a distance of 3,190.12 feet to a 5/8 inch iron rod found for an interior corner of the herein described tract, said iron rod being the northeast corner of a 5.303 acre tract of land conveyed to Bryan Haney, et ux as recorded in Instrument No. 201100459 of the Official Public Records of said county, and being the northeast corner of Lot 4 of said unrecorded subdivision;

THENCE, South 85°30'06" West, with the common line of the 5.303 acre Haney tract, a distance of 700.00 feet to a 5/8 inch iron rod found for an interior corner of the herein described tract, said iron rod being the northwest corner of the 5.303 acre Haney tract, the northwest corner of Lot 4, and in the East right-of-way line of Old Goliad Road (60' R.O.W.);

THENCE, North 04°29'54" West, with the East right-of-way line of Old Goliad Road, a distance of 60.00 feet to a 5/8 inch diameter iron rod found for the West corner of the herein described tract, said iron rod also being the southwest corner of a 6.7515 acre tract of land conveyed to Keith Williams Insurance Associates, LLC as recorded in Instrument No. 202102803 of the Official Public Records of said county, and the southwest corner of Lot 3 of said unrecorded subdivision;

THENCE, North 85°30'06" East, with the common line of the 6.7515 acre Keith Williams Insurance Associates, LLC tract, a distance of 704.62 feet to a 5/8 inch iron rod found for an interior corner of the herein described tract, said iron rod being the southeast corner of the 6.7515 acre Keith Williams Insurance Associates, LLC tract and the southeast corner of Lot 3;

THENCE, North 00°05'35" West, with the common line of the 6.7515 acre Keith Williams Insurance Associates, LLC tract, a distance of 170.59 feet to a 5/8 inch iron rod found for an exterior corner of the herein described tract, said iron rod being an exterior corner of the 6.7515 acre Keith Williams Insurance Associates, LLC tract, and said Lot 3, the South corner of a 5.0111 acre tract of land conveyed to Tao Lin as recorded in Instrument No. 202101640 of the Official Public Records of said county, and the South corner of Lot 2 of said unrecorded subdivision;

THENCE, North 44°44'32" East, with the common line of the 5.0111 acre Lin tract and BGS Development Future Phase (unrecorded), a distance of 581.02 feet to a 5/8 inch iron rod found for the North corner of the herein described tract, said iron rod being the West corner of Lot 8, Block 1 of BGS Development – Phase I as recorded in Volume 8, Page 162-C of the Plat Records of said county, and being in the southeast line of a 5.014 acre tract of land conveyed to Lauro Salinas, Jr. as recorded in Instrument No. 202105743 of the Official Public Records of said county, and in the southeast line of Lot 4 of said unrecorded subdivision;

THENCE, South 45°17'20" East, with the common line of Lot 8 (BGS Development – Phase I), a distance of 297.51 feet to a 5/8 inch diameter iron rod found for an exterior corner of the herein described tract and being an interior corner of Lot 8 (BGS Development – Phase I);

THENCE, South 02°38'29" East, with the common line of Lot 8 (BGS Development – Phase I), passing at an approximate distance of 47 feet the southwest corner of Lot 8 (BGS Development – Phase I) and the northwest corner of the right-of-way line of Enterprise Drive, passing at a distance of 174.01 feet a 5/8 inch diameter iron rod with red plastic cap stamped "G&W ENG." found for the southwest corner of the right-of-way of Enterprise Drive and the northwest corner of the right-of-way of Lone Star Road, and continuing for an overall distance of 260.68 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an interior corner of the herein described tract and being the southwest corner of the right-of-way line of Lone Star Road;

THENCE, South 46°27'06" East, with the southwest right-of-way line of Lone Star Road, a distance of 1,746.58 feet to a hole punched in concrete for an exterior corner of the herein described tract and being in the North line of a 32.00 acre tract of land conveyed from Elite Compression Services, LLC to Archrock Services, L.P. as recorded in Instrument No. 202002874 of the Official Public Records of said county;

THENCE, South 87°00'49" West, with the common line of the 32.00 acre Archrock Services, L.P. tract, a distance of 23.60 feet to a 5/8 inch diameter iron rod found for an interior corner of the herein described tract;

THENCE, South 03°00'19" East, with the common line of the 32.00 acre Archrock Services, L.P. tract, passing at a distance of 1,055.16 feet a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" found for the southwest corner of the 32.00 acre Archrock Services, L.P. tract and the northwest corner of a residual 65.5247 acre tract of land conveyed from Davis S. Engel, et al to Texas Concrete Company as recorded in Instrument No. 200207770 of the Official Public Records of said county, and continuing for an overall distance of 1,867.25 feet to a 5/8 inch diameter iron rod with red plastic cap stamped "BALUSEK-FRANKSON" found for an interior corner of the herein described tract and the southwest corner of the residual 65.5247 acre Texas Concrete Company tract;

THENCE, North 86°59'39" East, with the common line of the residual 65.5247 acre Texas Concrete Company tract, a distance of 159.61 feet to a 5/8 inch diameter iron rod found for the East corner of the herein described tract, said iron rod being an exterior corner of the residual 65.5247 acre Texas Concrete Company tract and in the northwest line of a 5.00 acre tract of land conveyed from Wayne Jennings, et ux to Lauro Salinas, et ux as recorded in Instrument No. 201308860 of the Official Public Records of said county;

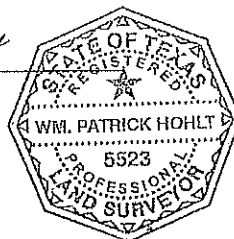
THENCE, South 21°03'25" West, with the common line of the 5.00 acre Salinas tract, passing at an approximate distance of 578 feet the West corner of the 5.00 acre Salinas tract and the North corner of a 2.5 acre tract of land conveyed from Wayne Jennings, et ux to Lauro Salinas, et ux as recorded in Instrument No. 200803235 of the Official Public Records of said county, passing at an approximate distance of 974 feet the West corner the 2.5 acre Lauro Salinas tract and the North corner of a 2.5 acre tract of land conveyed from Wayne Jennings, et ux to Luis Salinas, et ux as recorded in Instrument No. 200803234 of the Official Public Records of said county, and continuing for an overall distance of 1,368.99 feet to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 149.40 acres of land, more or less.

All bearings are based on the Texas Coordinate System, South Central Zone (4204) NAD83 GEOID G18. All distances shown are surface and may be converted to grid by dividing by the combined adjustment factor of 1.000130.

A survey drawing of even date herewith accompanies this legal description.

The foregoing Fieldnote Description is based on an actual survey made under my supervision in August 2022, and is true and correct to the best of my knowledge and belief.

Wm. Patrick Hohlt
Wm. Patrick Hohlt
Registered Professional Land Surveyor
Texas No. 5523
TXSURV Firm #100576-00



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