

20.00 ACRE TRACT  
FIELDNOTE DESCRIPTION

STATE OF TEXAS }

COUNTY OF VICTORIA }

Being 20.00 acres situated in and a part of the Manuel Marquez Survey, Abstract No. 84, Victoria County, Texas, and is a portion of a 287.491 acre tract of land conveyed from Ann Miller Tucker and Jerry E. Tucker to Platinum Home Investments, LLC by deed dated September 15, 2016 of the Official Records Instrument Number 201610485, Victoria County, Texas, and also designated as Tract 4 described by metes and bounds on page 10 and unrecorded plat on page 31 in Instrument Number 201613074 of the Official Records of Victoria County, Texas. This 20.00 acres is more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the Southeast line of Bischoff Cemetery Road ( Page 30 of 33, Instrument Number 201613074 ) for the West corner of this 20.00 acre tract, also being the North corner of a 20.00 acre tract described as Tract 3 ( shown on unrecorded plat ) recorded in a deed to Robeldon and Lorena Bardenbrett recorded in Instrument Number 201801806 of the Official Records of Victoria County, Texas;

THENCE, N 53 degrees, 32'24" E with the Southeast line of said Bischoff Cemetery Road a distance of 552.92 feet to a 5/8 inch iron rod found for the North corner of said this 20.00 acres, also being the West corner of a 20.00 acre tract of land described as Tract 5 on ( unrecorded plat ) and described in a deed to Brandi Jackson recorded in Instrument Number 201709253 of the Official Records of Victoria County, Texas;

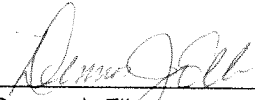
THENCE, S 36 degrees, 22'01" E with the common line of said Tract 4 and Tract 5 a distance of 1576.14 feet to a 5/8 inch iron rod found for the East corner of this 20.00 acres, also being the South corner of said Tract 5;

THENCE, S 53 degrees, 38'46" W with the Northwest line of Bent Oaks Drive described in Volume 243, Page 196 of the Official Records of Victoria County, Texas, a distance of 552.92 feet to a 5/8 inch iron rod found for the South corner of this 20.00 acres, also being the East corner of said Tract 3;

THENCE, N 36 degrees, 22'01" W ( bearing reference line ) with the common line of Tract 3 and 4 a distance of 1575.21 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 20.00 acres, and bearings are based on a deed recorded in Instrument Number 201613074 of the Official Records of Victoria County, Texas.

A survey plat accompanies this plat.

The forgoing FIELDNOTE DESCRIPTION was prepared from an on the ground survey made under my direction and supervision on May 30, 2018.

  
Dennis J. Ellis  
Registered Professional  
Land Surveyor  
Texas No. 4736  
Job NO. 5345  
Firm Registration Number 10194034

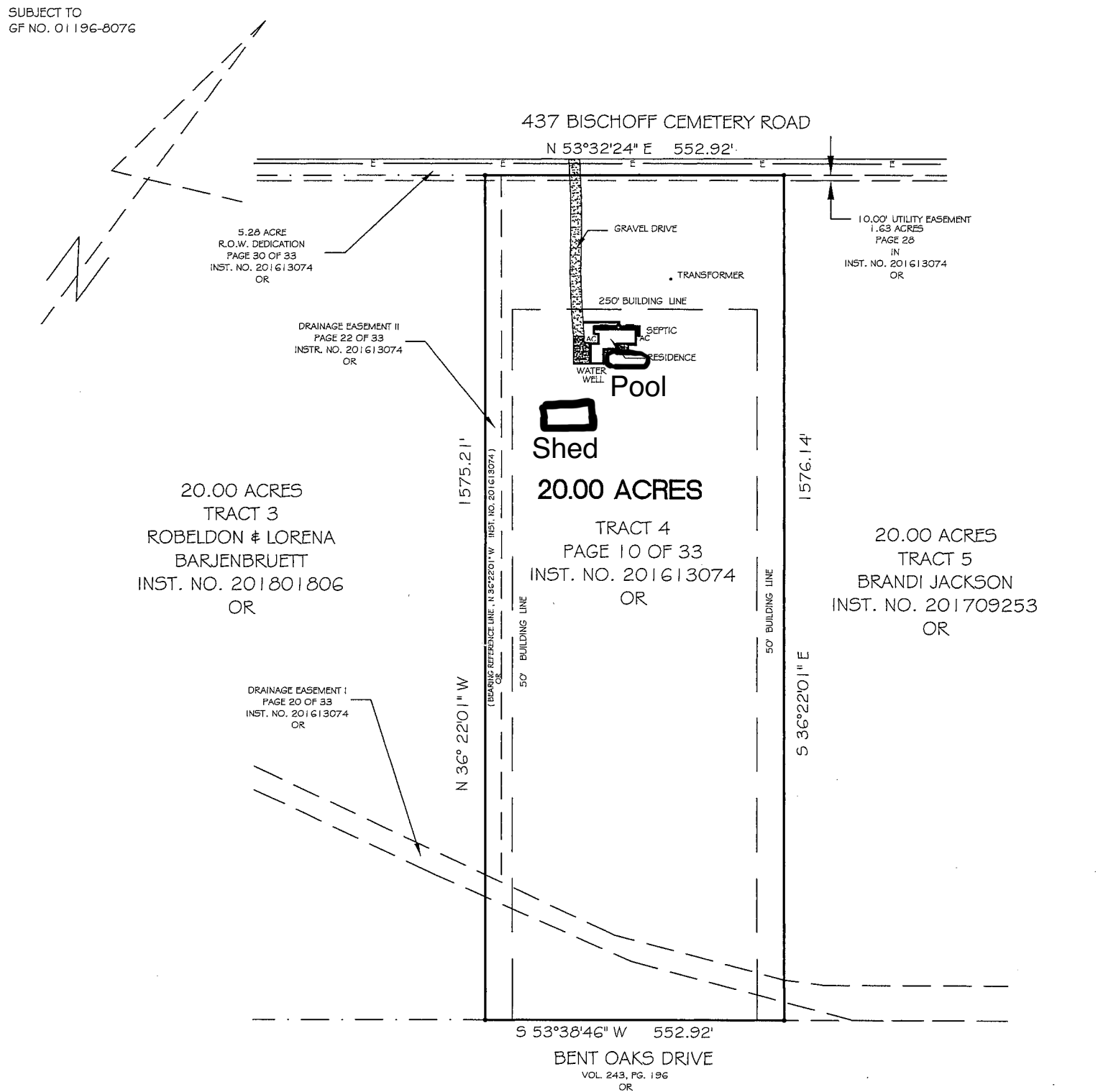
5/30/18  
Date



LEGEND:  
O = 5/8 INCH IRON ROD FOUND ( YELLOW CAP STAMPED " CIVICORP " )  
-E- = ELECTRIC LINE  
AC = AIR CONDITION  
OR = OFFICIAL RECORDS

NOTES:  
1. BEARINGS ARE BASED ON A DEED OF TRACT 4 AS DESCRIBED ON PAGE 10 OF 33 RECORDED IN INSTRUMENT NUMBER 201613074 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, AND AS SHOWN ON DRAWING BELOW.  
2. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT

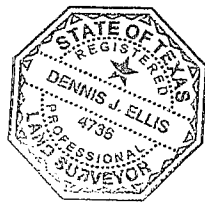
SUBJECT TO  
GF NO. 01196-8076



I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON ON MAY 30, 2018, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

*Dennis J. Ellis*  
DENNIS J. ELLIS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
TEXAS NO. 4736

5/30/18  
DATE



20.00 ACRES  
TRACT 4  
MANUEL MARQUEZ SURVEY  
ABSTRACT NO. 84  
VICTORIA COUNTY, TEXAS