

ARBUCKLE SURVEYING, LLC

2004 N. Wharton St. - Physical
P.O. Box 511 - Mailing
El Campo, TX 77437

(979) 543-7974 - Office
(979) 541-7974 - Cell
Firm Registration No. 10193819

STATE OF TEXAS COUNTY OF WHARTON

96.64 ACRES

Field Note Description of a 96.64 acre tract of land situated in the William Vess League, Abstract No. 349 in Wharton County, Texas, being a portion of Lot No. Two (2) and Lot No. Three (3), of the Harry Boon Subdivision of the William Vess League, as per plat thereof recorded in Volume 15, Page 538 in Deed Records of Wharton County, Texas, being a portion of a called 249.61 acre tract of land, described as "Tract Two", conveyed to Cynthia Ann Glaze Savino and Staci Jean Glaze Frerich, recorded in Volume 1320, Page 9 in Official Records of Wharton County, Texas.

COMMENCING at the Southeast corner of said 249.61 acre tract, a point in the center of County Road No. 385, for the common corner of Lot 3 and 4 of said Boon Subdivision, the Northeast corner of a called 181.58 acre tract of land conveyed to James Wrobliski, et ux, recorded in Volume 1224, Page 537 in Official Records of Wharton County, Texas, same being the Southeast corner of a 162.63 acre tract of land, this day surveyed;

THENCE: N 02°28'44" W – along the center of County Road No. 385, the East line of said 249.61 acre tract, a distance of **1,133.23 feet** to a point for the Northeast corner of said 162.63 acre tract and for the Southeast corner and **POINT OF BEGINNING** of this herein described tract;

THENCE: Across and severing said 249.61 acre tract, along the common line of this tract and said 162.63 acre tract, the following courses and distances:

- N 80°38'07" W – departing County Road No. 385, at **25.54 feet**, pass a 5/8" Iron Rod set for reference in West margin of County Road No. 385, continuing on course, a total distance of **2,307.75 feet** to a 5/8" Iron Rod set for an interior corner of this herein described tract;
- S 08°16'14" W – a distance of **668.42 feet** to a 5/8" Iron Rod set for an interior Southeast corner of this herein described tract;
- N 83°38'59" W – a distance of **1,432.95 feet** to a 5/8" Iron Rod set for the Southwest corner of this herein described tract;
- N 02°25'30" W – a distance of **1,191.40 feet** to a 5/8" Iron Rod set in the North line of said 249.61 acre tract, same being the South line of a called 109.15 acre tract of land conveyed to Anthony Dorotik, et ux, described as "Tract No. 2", recorded in Volume 1137, Page 358 in Official Records of Wharton County, Texas, for an interior Northeast corner of said 162.63 acre tract, and for the Northwest corner of this herein described tract;

THENCE: N 87°34'30" E – along the North line of said 249.61 acre tract, same being the South line of said 109.15 acre tract, at **3,773.15 feet**, pass a 5/8" Iron Rod set in the West margin of County Road No. 385, continuing on course, a total distance of **3,798.15 feet** to a point in the center of County Road No. 385, for the Northeast corner of said 249.61 acre tract, same being the Southeast corner of said 109.15 acre tract, and for the Northeast corner of this herein described tract;

THENCE: S 02°28'44" E – along the center of County Road No. 385, the East line of said 249.61 acre tract, a distance of **1,224.73 feet** to the **POINT OF BEGINNING**, containing within these metes and bounds **96.64 Acres**.

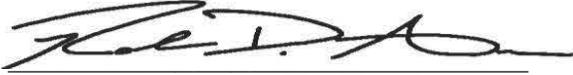
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Unless this Field Notes Description, including preamble, seal and signature, appears in its entirety, and in its original form, surveyor assumes no responsibility or liability for its accuracy. All bearings are based on the Texas State Plane Coordinate System, Texas South-Central Zone, and North American Datum of 1983. Distances shown hereon are Surface Values.

This Field Note Description is true and correct to the best of my knowledge and belief based on data obtained from the Wharton County Clerk, the Wharton County Central Appraisal District and a Survey made On-The-Ground under my direct supervision on November 10, 2025.



ROBERT D. ARBUCKLE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE No. 6247
DECEMBER 15, 2025

