2825.659 ACRES
H. HOSEA LEAGUE LEAGUE, ABSTRACT 57
MATAGORDA COUNTY, TEXAS

ALL THAT CERTAIN 2825.659 ACRE TRACT OF LAND LOCATED IN THE H. HOSEA LEAGUE LEAGUE, ABSTRACT 57, MATAGORDA COUNTY, TEXAS, AND BEING ALL OF A CALLED 2903.90 ACRE TRACT IN THE NAME OF THE ESTATE OF HARRY GRAVES BURKHART III PER INSTRUMENTRecorded in Cause No. 8597 IN THE COUNTY COURT OF MATAGORDA COUNTY, TEXAS, SAID 2903.90 ACRE TRACT BEING DESCRIBED IN VOLUME 194 PAGE 316 OF THE DEED RECORDS OF MATAGORDA COUNTY (D.R.M.C.), TEXAS, SAID 2825.659 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)).

BEGINNING at a 5/8” iron rod with cap set for corner, being the south corner of said called 2903.90 acre tract and being in County Road 408;

THENCE North 31°07'53" West, along the southwest line of said called 2903.90 acre tract, a distance of 9712.62 feet P.K. nail set for corner, from which a 1” iron pipe found bears North 22°23’00” East, a distance of 15.00 feet;

THENCE North 58°58'29" East, along the south line of a called 1476 acre tract in the name of Thomas B. Letulle per instrument recorded in Volume 94 Page 313 of the said D.R.M.C., passing at a distance of 30 feet a 5/8” iron rod with cap set for reference, passing at a distance of 5724.53 feet a concrete monument with brass cap found, passing at a distance of 6191.15 feet a concrete monument found, passing at a distance of 6326.82 feet a concrete monument found, passing at a distance of 12400.22 feet a 5/8” iron rod with cap set reference, continuing for a total distance of 12432.72 feet to the top bank of the Colorado River;

THENCE along the top bank of the Colorado River the following 45 calls:

1) South 27°55'16" East, a distance of 142.99 feet to a point;
2) South 45°15'19" East, a distance of 276.48 feet to a point;
3) South 55°16'09" East, a distance of 430.42 feet to a point;
4) South 55°54'12" East, a distance of 285.27 feet to a point;
5) South 89°04'41" East, a distance of 402.00 feet to a point;
6) North 83°51'20" East, a distance of 628.12 feet to a point;
7) South 89°40'00" East, a distance of 365.08 feet to a point;
8) South 69°57'08" East, a distance of 404.81 feet to a point;
9) South 49°54'04" East, a distance of 180.89 feet to a point;
10) South 15°07'13" East, a distance of 113.23 feet to a point;
11) South 08°26'49" East, a distance of 246.50 feet to a point;
12) South 10°44'46" East, a distance of 503.52 feet to a point;
13) South 11°36'40" East, a distance of 589.64 feet to a point;
14) South 24°42'00" East, a distance of 445.30 feet to a point;  
15) South 17°30'57" East, a distance of 351.25 feet to a point;  
16) South 21°47'52" East, a distance of 201.73 feet to a point;  
17) South 10°05'00" East, a distance of 465.72 feet to a point;  
18) South 09°23'12" East, a distance of 484.74 feet to a point;  
19) South 29°42'50" West, a distance of 218.16 feet to a point;  
20) South 56°29'03" West, a distance of 385.91 feet to a point;  
21) South 71°32'39" West, a distance of 287.42 feet to a point;  
22) South 88°09'43" West, a distance of 486.44 feet to a point;  
23) North 83°40'42" West, a distance of 534.23 feet to a point;  
24) North 87°35'23" West, a distance of 483.80 feet to a point;  
25) South 72°32'15" West, a distance of 228.62 feet to a point;  
26) South 40°18'55" West, a distance of 429.78 feet to a point;  
27) South 32°43'21" West, a distance of 370.64 feet to a point;  
28) South 04°14'02" West, a distance of 227.73 feet to a point;  
29) South 18°17'18" East, a distance of 211.63 feet to a point;  
30) South 31°39'55" East, a distance of 367.61 feet to a point;  
31) South 59°23'07" East, a distance of 269.90 feet to a point;  
32) South 68°03'59" East, a distance of 406.03 feet to a point;  
33) North 88°20'00" East, a distance of 317.08 feet to a point;  
34) North 77°13'51" East, a distance of 150.89 feet to a point;  
35) South 85°28'21" East, a distance of 219.32 feet to a point;  
36) South 74°34'26" East, a distance of 446.29 feet to a point;  
37) South 71°29'50" East, a distance of 494.21 feet to a point;  
38) South 78°56'05" East, a distance of 556.44 feet to a point;  
39) South 77°59'45" East, a distance of 708.20 feet to a point;  
40) South 77°00'39" East, a distance of 316.65 feet to a point;  
41) South 78°26'32" East, a distance of 413.97 feet to a point;  
42) South 45°45'30" East, a distance of 159.27 feet to a point;  
43) South 18°18'27" East, a distance of 268.42 feet to a point;  
44) South 02°41'21" East, a distance of 489.24 feet to a point;  
45) South 04°17'34" East, a distance of 233.02 feet to a point;  

THENCE South 58°53'12" West, along the south line of said called 2903.90 acre tract and the north line of a called 2292.5893 acre tract in the name of Jack O. Miller, Jr., et al per instrument recorded in Volume 425, Page 621 of the Official Records of Matagorda County, passing at a distance of 30.00 feet a 5/8" iron rod with cap set reference, continuing for a total distance of 12766.14 feet to the POINT OF BEGINNING and containing 2825.659 acres of land more or less.

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Darrel Heidrich
Registered Professional Land Surveyor
Texas Registration Number 5378
March 4, 2011

This description was created in conjunction with a survey plat of subject tract on same date. For reference and further information see survey plat, a copy of which is on file in the offices of Doyle & Wachtstetter, Inc. 11-004.doc

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