

# ARBUCKLE SURVEYING, LLC

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

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

## STATE OF TEXAS COUNTY OF WHARTON

### 20.395 ACRES

**Field Note Description** of a 20.395 acre tract of land situated in the J.B. Morford Survey No. 6, Abstract No. 521 in Wharton County, Texas, being all of a called 19.8366 acre tract of land conveyed to SSJCGS, LLC, being comprised of 4 tracts of land, all being described in deed recorded in Volume 813, Page 283 in Official Records of Wharton County, Texas.

**BEGINNING** at a TxDOT Type II Monument found in the Southeasterly right-of-way of U.S. Highway No. 59 (width varies – TxDOT), being in the North line of said 19.8366 acre tract, common with the South line of a called 10.25 acre tract of land conveyed to Mark’s Machine Co., Inc., recorded in Volume 701, Page 871 in Official Records of Wharton County, Texas, for the East corner of a called 0.3315 acre tract of land conveyed to the State of Texas, recorded in Volume 1098, Page 201 in Official Records of Wharton County, Texas, common with a called “chamfer corner” in the South line of a called 0.4758 acre tract of land conveyed to the State of Texas, recorded in Volume 1094, Page 20 in Official Records of Wharton County, Texas, and for the most Northerly Northwest corner of this herein described tract;

**THENCE:** N 87°26'41" E – along the North line of said 19.8366 acre tract, common with the South line of said 10.25 acre tract, at **1,797.00 feet**, pass a 5/8” Iron Rod set next to fence corner on the top bank of Tres Palacios Creek, continuing on course, a total distance of **1,882.69 feet** to a point in the center of Tres Palacios Creek, for the Northeast corner of this herein described tract;

**THENCE:** Along the center of Tres Palacios Creek, the following courses and distances:

- S 13°05'26" E – a distance of **62.20 feet** to a point;
- S 22°09'23" E – a distance of **56.80 feet** to a point;
- S 37°32'44" E – a distance of **76.30 feet** to a point;
- S 51°23'43" E – a distance of **75.50 feet** to a point;
- S 44°01'18" E – a distance of **55.00 feet** to a point;
- S 27°54'06" E – a distance of **63.60 feet** to a point;
- S 31°55'15" E – a distance of **56.00 feet** to a point for the Southeast corner of this herein described tract;

**THENCE:** S 84°49'53" W – along the South line of said 19.8366 acre tract, same being the North line of a called 9.19 acre tract of land conveyed to Frank P. Coleman, recorded in Volume 1154, Page 827 in Official Records of Wharton County, Texas, with the center of an existing drainage ditch, at **341.03 feet**, pass a 5/8” Iron Rod found for the Northwest corner of said 9.19 acre tract, same being the Northeast corner of a called 16.169 acre tract of land conveyed to Floyd Fisher, et ux, recorded in Volume 57, Page 337 in Official Records of Wharton County, Texas, continuing on course, a total distance of **1,228.65 feet** to a point for the Northwest corner of a called 6 acre tract of land conveyed to Lawrence W. Kainer, et ux, recorded in Volume 436, Page 619 in Official Records of Wharton County, Texas, same being the Northeast corner of a called 4.25 acre tract of land conveyed to the El Campo Livestock Exchange, LLC, recorded in Volume 1378, Page 138 in Official Records of Wharton County, Texas, and for an angle corner of this herein described tract;

**THENCE:** S 84°46'08" W – continuing along the South line of said 19.8366 acre tract, same being the North line of said 4.25 acre tract, with the center of said drainage ditch, a distance of **156.01 feet** to a point for the Northwest corner of said 4.25 acre tract, same being the Northeast corner of a called 3.85 acre tract of land conveyed to the El Campo Livestock Exchange, LLC, recorded in Volume 1377, Page 462 in Official Records of Wharton County, Texas, and for an angle corner of this herein described tract;

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- THENCE:** S 84°08'04" W – continuing along the South line of said 19.8366 acre tract, same being the North line of said 3.85 acre tract, with the center of said drainage ditch, a distance of **187.04 feet** to a point for the Northwest corner of said 3.85 acre tract, same being the lower Northeast corner of a called 19.83 acre tract of land conveyed to the El Campo Livestock Exchange, LLC, recorded in Volume 1286, Page 423 in Official Records of Wharton County, Texas, and for an angle corner of this herein described tract;
- THENCE:** S 84°52'32" W – continuing along the South line of said 19.8366 acre tract, same being the North line of said 19.83 acre tract, with the center of said drainage ditch, a distance of **119.78 feet** to a point for an interior corner of said 19.83 acre tract, and for an interior Southwest corner of this herein described tract;
- THENCE:** N 03°57'00" W – along an interior line of said 19.8366 acre tract, common with said 19.83 acre tract, at **17.85 feet**, pass a 5/8" Iron Rod called and found on-line for reference, a distance of **228.53 feet** to a 5/8" Iron Rod set for an interior Northeast corner of said 19.83 acre tract, and for an interior corner of this herein described tract;
- THENCE:** S 86°19'08" W – along the South line of said 19.8366 acre tract, common with the North line of said 19.83 acre tract, a distance of **672.89 feet** to a 3" Iron Pipe called and found for an interior corner of said 19.8366 acre tract, same being an interior Northwest corner of said 19.83 acre tract, and for an interior corner of this herein described tract;
- THENCE:** S 02°36'21" E – along an interior line of said 19.8366 acre tract, common with said 19.83 acre tract, a distance of **116.59 feet** to a 3" Iron Pipe called and found for an interior Southeast corner of said 19.8366 acre tract, same being an interior corner of said 19.83 acre tract, and for an interior Southeast corner of this herein described tract;
- THENCE:** S 87°20'27" W – along the South line of said 19.8366 acre tract, common with the North line of said 19.83 acre tract, a distance of **417.61 feet** to a 3" Iron Pipe found for an angle corner of this herein described tract;
- THENCE:** S 87°43'13" W – along the South line of said 19.8366 acre tract, common with the North line of said 19.83 acre tract, a distance of **145.00 feet** to a 3" Iron Pipe called and found in the East right-of-way of State Highway No. 71 (100' wide – TxDOT), for the Southwest corner of said 19.8366 acre tract, same being the Northwest corner of said 19.83 acre tract, and for the Southwest corner of this herein described tract;
- THENCE:** N 02°32'51" W – along the West line of said 19.8366 acre tract, same being the East right-of-way of State Highway No. 71, a distance of **60.84 feet** to a 5/8" Iron Rod at the intersection of the East right-of-way of State Highway No. 71 with the Southeasterly right-of-way of U.S. Highway No. 59, for the South corner of a called 0.010 acre tract of land conveyed to the State of Texas, recorded in Volume 364, Page 526 in Deed Records of Wharton County, Texas, and for a Northwest corner of this herein described tract;
- THENCE:** N 35°17'35" E – along the Southeasterly right-of-way of U.S. Highway No. 59, same being the Southeast line of said 0.010 acre tract, passing the Northeast corner of said 0.010 acre tract, continuing with the Southeast line of a called 0.021 acre tract conveyed to the State of Texas, recorded in Volume 364, Page 529 in Deed Records of Wharton County, Texas, a distance of **46.73 feet** to a 5/8" Iron Rod set for the South corner of a said 0.3315 acre tract, and for a Northwest corner of this herein described tract;

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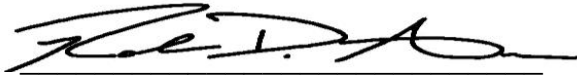
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**THENCE:** N 73°00'25" E – along the Southeasterly right-of-way of U.S. Highway No. 59, same being the Southeast line of said 0.3315 acre tract, a distance of **210.47 feet** to a TxDOT Type II Monument called and found at the PC of a curve to the left, for an angle corner of this herein described tract;

**THENCE:** Along the Southeasterly right-of-way of U.S. Highway No. 59, same being the Southeasterly line of said 0.3315 acre tract, with said curve to the left, having a radius of **3,885.63 feet**, an arc length of **628.23 feet**, chord bearing: N 68°22'31" E – a distance of **627.55 feet** to the **POINT OF BEGINNING**, containing within these metes and bounds **20.395 Acres**, more or less.

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, South Central Zone, and North American Datum of 1983 (GEOID18B).

*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 August 7, 2025.*



**ROBERT D. ARBUCKLE**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE No. 6247  
AUGUST 11, 2025

