

ED FROM GPS OBSERVATIONS.
OWN HEREON ARE SURFACE AND MAY BE
D BY DIVIDING BY THE SURFACE
R OF 1.00013.

TUSA ENTERPRISES, LTD.
263.242 ACRES
METES AND BOUNDS DESCRIPTION

Being 263.242 acres of land situated approximately 6.75 miles East of the City of Hallettsville in the Joel Ponton League (Abstract No. 356) in Lavaca County, Texas and being out of and a part of that called 540 acre tract described as the Fourth Tract in a Special Warranty Deed from Theo S. Tusa, Jr. to Tusa Enterprises, Ltd., executed June 15, 1995, recorded in Volume 70, Page 586 of the Lavaca County Official Records. All deed references herein are to said Lavaca County Official Records unless otherwise noted. Metes and bounds description of said 263.242 acres is as follows:

BEGINNING at a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for the northwest corner of said 540 acre tract, same being in the South line of the Henry J. Kostelnik, Jr., et ux 22.0 acre tract (Tract One, Volume 140, Page 925) and the northeast corner of the Paul L. Najvar and Mary Beth Najvar 49.9 acre tract (Second Tract, Volume 712, Page 283), same also being the northwest corner of said 263.242 acres;

THENCE North 68° 39' 54" East (called North 70° East) with the line common to said Kostelnik 22.0 acre tract and said 540 acre tract, a distance of 90.77 feet to an 8" diameter cedar fence corner found for the southeast corner of said Kostelnik 22.0 acre tract, same being the southwest corner of the Charles R. Koerth, Jr., et ux 49.046 acre tract (Tract 1, Volume 887, Page 806) and a slight angle corner in the North lines of said 540 acre tract and said 263.242 acres;

THENCE North 68° 29' 09" East (called North 70° East) with the line common to said 540 acre tract and said Koerth 49.046 acre tract, a distance of 1,750.70 feet (called 1,749.49 feet in said Koerth deed) to an 8" diameter cedar fence corner found for the southeast corner of said Koerth 49.046 acre tract, same being the southwest corner of the Warren Henneke, et ux 57 acre tract (Volume 376, Page 218) and another slight angle corner in said North lines of 540 acre tract and 263.242 acres;

THENCE North 72° 41' 49" East (called North 70° East) with the line common to said 540 acre tract and said Henneke 57 acre tract, a distance of 1,068.96 feet (called 385.1 varas or 1,069.72 feet in said Henneke deed) to a 1/2" iron pipe found for the southeast corner of said Henneke 57 acre tract, same being the southwest corner of the Robert W. Russ 21.080 acre tract (Volume 867, Page 275) and another angle corner in said North lines of 540 acre tract and 263.242 acres;

THENCE North 71° 50' 20" East (called North 70° East) with the line common to said 540 acre tract and said Russ 21.080 acre tract, a distance of 679.46 feet (called 244.2 varas or 678.33 feet) to a 1" square iron bar found for the southwest corner of the Tammy Lynn Woytek 12.0 acre tract (Volume 297, Page 366), same being the southeast corner of said Russ 21.080 acre tract and another slight angle corner in said North lines of 540 acre tract and 263.242 acres;

THENCE North 69° 04' 10" East (called North 70° East) with the line common to said Woytek 12.0 acre tract and said 540 acre tract, a distance of 1,155.27 feet (called 1,155.42 feet in said Woytek deed) to an 8" diameter creosote fence corner found for the southeast corner of said Woytek 12.0 acre tract, same being in the West margin of a public road (Lavaca County Road No. 132) and another slight angle corner in said North lines of 540 acre tract and said 263.242 acres;

THENCE North 63° 55' 10" East (called North 70° East) with the North line of said 540 acre tract and crossing into said Lavaca County Road No. 132, a distance of 21.22 feet to the northeast corner of said 263.242 acres, same being the northwest corner of the Justin Edward Mathison and Sheri Lynn Mathison 128.653 acre tract (Volume 943, Page 712) and the approximate southwest corner of the Dr. O. J. Woytek, Jr. called 80 acre tract (First Tract, Volume 234, Page 268 of the Lavaca County Deed Records);

THENCE South 05° 10' 16" East with the West line of said Mathison 128.653 acre tract, with the approximate centerline of said Lavaca County Road No. 132, and crossing said 540 acre tract, a distance of 1,219.42 feet to the northwest corner of the Tramer Woytek, et ux 128.636 acre tract (Volume 946, Page 625), same being the southwest corner of said Mathison 128.653 acre tract and a slight angle corner in the East line of said 263.242 acres, from which a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for reference bears North 68° 54' 46" East 20.36 feet;

THENCE South 05° 10' 21" East with the West line of said Woytek 128.636 acre tract, with said approximate centerline of Lavaca County Road No. 132, and continuing across said 540 acre tract, a distance of 1,173.46 feet to the southwest corner of said Woytek 128.636 acre tract, same being in the South line of said 540 acre tract and the southeast corner of said 263.242 acres, from which a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for reference bears South 68° 48' 01" West 20.59 feet;

THENCE South 68° 48' 01" West (called South 70° West) with said South line of 540 acre tract, a distance of 20.59 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for a slight angle corner in the South lines of said 540 acre tract and said 263.242 acres, same being in said West margin of Lavaca County Road No. 132;

THENCE South 68° 39' 17" West (called South 70° West) with said South line of 540 acre tract, at 5.31 feet pass a 10" diameter cedar fence corner found for the occupied northeast corner of the Pam Grahmann 49.31 acre tract (Volume 786, Page 92), and then continuing with the line common to said Grahmann 49.31 acre tract and said 540 acre tract, for a total distance of 1,982.65 feet to a 1/2" iron rod with plastic cap stamped "Kolacny" found for the northwest corner of said Grahmann 49.31 acre tract, same being the northeast corner of the Theresa Kostelnik 53.3 acre tract (Tract No. 1, Volume 823, Page 814) and another slight angle corner in said South lines of 540 acre tract and 263.242 acres;

THENCE South 68° 40' 04" West (called South 70° West) with the line common to said Kostelnik 53.3 acre tract and said 540 acre tract, a distance of 1,478.73 feet (called 1,478.33 feet in Kostelnik deed) to a 1/2" iron rod found for the northwest corner of said Kostelnik 53.3 acre tract, same being the northeast corner of the Gary Vavrusa, et al 102.33 acre tract (Volume 336, Page 717) and another slight angle corner in said South lines of 540 acre tract and 263.242 acres;

THENCE South 68° 42' 59" West (called South 70° West) with the line common to said Vavrusa 102.33 acre tract and said 540 acre tract, a distance of 1,414.69 feet to an 8" diameter cedar fence corner found at the southeast corner of aforesaid Najvar 49.9 acre tract, same being the southwest corner of said 540 acre tract and said 263.242 acres;

THENCE North 02° 58' 27" West (called North) with the line common to said Najvar 49.9 acre tract and said 540 acre tract, a distance of 2,540.29 feet (called 916 varas or 2,544.44 feet) to the **POINT OF BEGINNING**, containing 263.242 acres of land, including approximately 1.07 acres in Lavaca County Road No. 132, leaving **262.172 acres of useable land**. All bearings are based on Grid North, Texas State Plane Coordinate System, NAD83 (2011) Texas South Central Zone No. 4204. The unit measure for all distances is US Survey Feet.

I hereby certify the foregoing metes and bounds description was prepared from a survey performed on the ground under my supervision, and represents the facts found at the time of the survey.

Patrick Matusek

Patrick Matusek
Registered Professional Land Surveyor
Maverick Engineering, Inc., Firm # 100491-02
License No. 4518, State of Texas
Surveyed May 6, 2022

