

Samuel Fuller Survey, Abstract 18
Lavaca County, Texas
Tract 6: 13.62 Acres
Project No. 25-058

METES AND BOUNDS DESCRIPTION OF A 13.62 ACRE TRACT OF LAND OUT OF AND A PART OF A CALLED 100 ACRE TRACT OF LAND DESCRIBED IN DEED TO LESTER SPIES RECORDED IN VOLUME 939, PAGE 328 OF THE OFFICIAL PUBLIC RECORDS OF LAVACA COUNTY, TEXAS (O.P.R.L.C.,TX) AND SITUATED IN THE SAMUEL FULLER SURVEY, ABSTRACT NO. 18 OF LAVACA COUNTY, TEXAS. SAID 13.62 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set 5/8 inch iron rod with cap stamped "RPLS 6229" (Northing: 13,746,552.20 Easting: 2,643,465.52) in the southeast right of way line of County Road 212 and the northwest line of said 100 acre tract marking the northwest corner of the herein described tract 6 and the southwest corner of a 15.00 acre tract of land surveyed this day as Tract 5;

Thence on, over and across said 100 acre tract and with the south line of said Tract 5 **North 84 degrees 26 minutes 31 seconds East 1,239.07 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the northeast line of said 100 acre tract and the southwest line of an 11 vara wide road as reserved in Volume 939, Page 328 O.P.R.L.C.,TX, marking the northeast corner of the herein described tract and the southeast corner of said Tract 5;

Thence with the east line of said 100 acre tract and the west line of said 11 vara wide road **South 08 degrees 27 minutes 24 seconds East 463.18 feet** to a found 8 inch by 10 inch wood fence corner post in the north line of a called 70.34 acre tract of land described in deed to Leah Bordovsky et al. recorded in Volume 758, Page 828 O.P.R.L.C.,TX marking the southeast corner of said 100 acre tract and the southwest corner of said 11 vara wide road;

Thence with the south line of said 100 acre tract and the north line of said 70.34 acre tract **South 85 degrees 55 minutes 17 seconds West 1,428.17 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the southeast right of way line of County Road 212 marking the southwest of said 100 acre tract and the northwest corner of said 70.34 acre tract;

Thence with the northwest line of said 100 acre tract and the southeast right of way line of said County Road 212 the following two (2) courses:

1. **North 15 degrees 47 minutes 08 seconds East 187.22 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229";
2. **North 15 degrees 33 minutes 28 seconds East 269.42 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 13.62 acres within these metes and bounds.

Reference is herein made to the sketch accompanying this metes and bounds description

Bearing Basis: All bearings shown herein referenced to the Texas Coordinate System of 1983 (2011), South Central Zone, U.S. Survey Feet derived from G.P.S. observations.



Donald Ray Hunter, Jr.
Registered Professional Land Surveyor
No. 6229 – State of Texas
Prepared by: HLS Services, LLC

