

Samuel Fuller Survey, Abstract 18
Lavaca County, Texas
Tract 1: 15.86 Acres
Project No. 25-058

METES AND BOUNDS DESCRIPTION OF A 15.86 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 15.86 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: 13,748,226.72 Easting: 2,642,221.99) at the intersection of the southeast right of way line of County Road 214 with the northeast right of way line of County Road 212 marking the northwest corner of said 100 acre tract;

Thence with the southeast line of County Road 214 and the northwest line of said 100 acre tract **North 68 degrees 23 minutes 00 seconds East 685.37 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the northeast corner of the herein described Tract 1 and the northwest corner of a 12.82 acre surveyed this day as Tract 2;

Thence on, over and across said 100 acre tract and with the southwest line of said Tract 2 **South 24 degrees 20 minutes 49 seconds East 986.57 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the northwest line of an 18.73 acre tract surveyed this day as Tract 4 marking the southeast corner of Tract 1 and the southwest corner of Tract 2;

Thence continuing on, over and across said 100 acre tract and with the northwest line of said Tract 4 **South 69 degrees 52 minutes 02 seconds West 731.29 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the northeast right of way line of County Road 212 and the southwest line of said 100 acre tract marking the southwest corner of Tract 1 and the northwest corner of Tract 4;

Thence with the southwest line of said 100 acre tract and the northeast right of way line of County Road 212 **North 21 degrees 41 minutes 41 seconds West 966.51 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 15.86 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

