

Samuel Fuller Survey, Abstract 18
Lavaca County, Texas
Tract 2: 12.82 Acres
Project No. 25-058

METES AND BOUNDS DESCRIPTION OF A 12.82 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 12.82 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: 13,748,479.21 Easting: 2,642,859.16) in the southeast right of way line of County Road 214 and the northwest line of said 100 acre tract marking the northwest corner of the herein described tract 2 and the northeast corner of a 15.86 acre tract of land surveyed this day as Tract 1;

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 575.52 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the northeast corner of the herein described tract and the northwest corner of a 23.02 acre tract of land surveyed this day as Tract 3;

Thence on, over and across said 100 acre tract and with the southwest line of said Tract 3 **South 22 degrees 53 minutes 53 seconds East 999.97 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the southeast corner of the herein described Tract 2 and the northeast corner of a 18.73 acre tract of land surveyed this day as Tract 4;

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 551.07 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the southwest corner of Tract 2 and the southeast corner of Tract 1;

Thence continuing on, over and across said 100 acre tract and with the northeast line of Tract 1 **North 24 degrees 20 minutes 49 seconds West 986.57 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 12.82 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

