

METES AND BOUNDS DESCRIPTION OF A 18.73 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 18.73 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: 13,747,328.67 Easting: 2,642,579.27) in the northeast right of way line of County Road 212 and the southwest line of said 100 acre tract marking the northwest corner of the herein described tract 4 and the southwest corner of a 15.86 acre tract of land surveyed this day as Tract 1;

Thence on, over and across said 100 acre tract and with the southeast line of said Tract 1 **North 69 degrees 52 minutes 02 seconds East** at 731.29 feet **PASSING** a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the southeast corner of Tract 1 and the southwest corner of a 12.82 acre tract of land surveyed this day as Tract 2 and continuing in all a **total distance of 1,282.36 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the southwest line of a 23.02 acre tract of land surveyed this days as Tract 3 marking the southeast corner of said Tract 2 and the northeast corner of the herein described tract;

Thence continuing 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 643.18 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the northwest line of a 15.00 acre tract of land surveyed this day as Tract 5 marking the southwest corner of said Tract 3 and the southeast corner of the herein described tract;

Thence continuing on, over and across said 100 acre tract and with the northwest line of said Tract 5 **South 70 degrees 30 minutes 27 seconds West 522.41 feet** to a found 8 inch by 10 inch wood post used as a fence corner in the southeast line of said 100 acre tract and at a bend of the right of way line of County Road 212 marking the northwest corner of said Tract 5;

Thence with the common line of said 100 acre tract and said County Road 212 the following three (3) courses:

1. **South 70 degrees 45 minutes 45 seconds West 726.62 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229";
2. **North 59 degrees 47 minutes 40 seconds West 76.86 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229";
3. **North 21 degrees 41 minutes 41 seconds West 566.27 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 18.73 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.



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