

METES AND BOUNDS DESCRIPTION OF A 15.00 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 15.00 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: 13,747,003.25 Easting: 2,643,541.07) in the southeast line of a 18.73 acre tract of land surveyed this day as Tract 4 at a bend in the 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 5;

Thence on, over and across said 100 acre tract and with the southeast line of said Tract 4 **North 70 degrees 30 minutes 27 seconds West** at 522.41 feet **PASSING** a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the southeast corner of Tract 4 and the southwest corner of a 23.02 acre tract surveyed this day as Tract 3 and continuing in all a **total distance of 1,117.07 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the east line of said 100 acre tract marking the northwest corner of an 11 vara wide road as reserved in Volume 939, Page 328 O.P.R.L.C.,TX, the northeast corner of the herein described tract and the southeast corner of said Tract 3;

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 711.53 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the northeast corner of a 13.62 acre tract of land surveyed this day as Tract 6 and the southeast corner of the herein described tract;

Thence on, over and across said 100 acre tract and with the north line of said Tract 6 **South 84 degrees 26 minutes 31 seconds West 1,239.07 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 and the northwest line of said 100 acre tract marking the northwest corner of said Tract 6 and the southwest corner of the herein described 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 33 minutes 28 seconds East 425.62 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229";
2. **North 43 degrees 15 minutes 16 seconds West 56.33 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 15.00 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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Prepared by: HLS Services, LLC

