

METES AND BOUNDS DESCRIPTION OF A 23.02 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 23.02 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: 13,748,691.23 Easting: 2,643,394.20) 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 3 and the northeast corner of a 12.82 acre tract of land surveyed this day as Tract 2;

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 622.36 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" at the intersection of the southeast right of way line of County Road 214 with the southwest right of way line of County Road 211 marking the northeast corner of the herein described tract and the northeast corner of said 100 acre tract;

Thence with the northeast line of said 100 acre tract and the southwest right of way line of County Road 211 the following two (2) courses:

1. **South 21 degrees 37 minutes 32 seconds East 747.24 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229";
2. **South 22 degrees 08 minutes 56 seconds East 917.58 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the northwest corner of an 11 vara wide road as reserved in Volume 939, Page 328 O.P.R.L.C.,TX, the southeast corner of the herein described tract and the northeast corner of a 15.00 acre tract surveyed this day as Tract 5;

Thence 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 594.66 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the southwest corner of the herein described tract and the southeast 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 northeast line of Tract 4 **North 22 degrees 53 minutes 53 seconds West** at 643.18 feet **PASSING** a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the northeast corner of Tract 4 and the southeast corner of Tract 2 and continuing in all a **total distance of 1,643.14 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 23.02 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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