

**13.423 ACRES  
JOSEPH HEGER**

**STATE OF TEXAS  
COUNTY OF LAVACA**

This is the description of 13.423 acres of land located in the William Garrow Survey (Thomas Toby was the original grantee), Abstract No. 467 in Lavaca County, Texas. These 13.423 acres are a part of that tract described as 42.6 acres (70.5 acres less 27.9 acres) conveyed by Henry G. Heger and wife, Marie L. Heger, to Augusta Greco, Marcella Ulrich and Joseph Henry Heger, by deed dated October 30, 1979, recorded in Volume 329, Page 321 of the Lavaca County Deed Records. On October 17, 2005, Marie L. Heger, Augusta Greco, Marcella Ulrich and Joseph H. Heger conveyed 3.00 acres, out of the said 42.6 acres, to Winfried M. Ulrich and Marcella Heger Ulrich as recorded in Volume 358, Page 54 of the Lavaca County Official Records. On June 8, 2012, the remaining portion of the 42.6 acres were surveyed and found to contain 40.27 acres of land. These 13.423 acres are 1/3 of the said 40.27 remaining acres and are more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod found in the south line of County Road 295 marking the northwest corner of the 70.5 acre tract, the northwest corner of the 42.6 acre tract and the northwest corner of this 13.423 acre tract being described. This iron rod is also marking the northeast corner of the Leann Wahl 3.178 acre tract described in Volume 232, Page 397 of the Lavaca County Official Records;

**THENCE** along the south line of County Road 295, the same being the north line of the 70.5 and 42.6 acre tracts, North 88 deg. 17 min. 12 sec. East 544.31 feet to a 5/8" iron rod set for the northeast corner of this 13.423 acre tract being described, the same being the northwest corner of 13.423 acres surveyed this same day for Marcella Heger Ulrich;

**THENCE** along the west line of the Marcella Heger Ulrich 13.423 acre tract, South 12 deg. 26 min. 21 sec. East, at 526.85 feet pass a 5/8" iron rod set for her southwest corner, the same being the northwest corner of 13.423 acres surveyed this same day for Augusta Heger Greco, continuing the same course along the west line of the said Greco tract, for a total distance of 1093.81 feet to a 5/8" iron rod set for Greco's southwest corner and the southeast corner of this 13.423 acre tract being described. This iron rod is located in the north line of the Margaret Burkholder, et al, 13.95 acre tract described in Volume 325, Page 439 (Official Records);

**THENCE** along the north line of the Burkholder 13.95 acre tract, South 88 deg. 50 min. 12 sec. West 64.74 feet to a 5/8" iron rod found marking Burkholder's northwest corner, the same being the lower northeast corner of the Jimmy Spakes 36.70 acre tract described in Volume 438, Page 683 (Official Records);

**THENCE** along the lower north line of the Spakes 36.70 acre tract, South 89 deg. 01 min. 28 sec. West 480.90 feet to a 5/8" iron rod found marking Spakes' inside corner, the same being the upper southwest corner of the aforesaid 70.5 acre tract and the southwest corner of the aforesaid 42.6 acre tract;

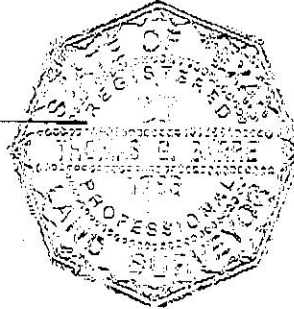
**THENCE** along the upper east line of the Spakes 36.70 acre tract, North 12 deg. 42 min. 37 sec. West 600.29 feet to a 1/2" iron rod found marking Spakes' upper northeast corner, the same being the southeast corner of the Leann Wahl 2.00 acre Tract 1 described in Volume 253, Page 156 (Official Records);

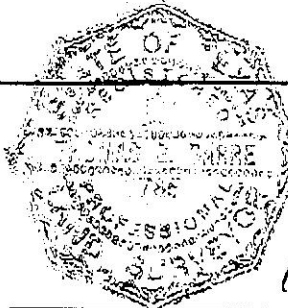
**THENCE** along the east line of the Wahl 2.00 acre tract and the east line of the Wahl aforesaid 3.178 acre tract, North 12 deg. 06 min. 16 sec. West 486.60 feet to the **PLACE OF BEGINNING** containing within these metes and bounds 13.423 acres of land.

The foregoing fieldnotes and the attached plat describing 13.423 acres for Joseph Heger were prepared from measurements made on the ground under my direction June 8, 2012. Bearings are NAD 83, Texas South Central Zone.

*Thomas G. Barre*

Thomas G. Barre  
Registered Professional Land Surveyor No. 1785  
Yoakum, Texas  
(361) 293-5151





This plat and the attached fieldnotes were prepared from measurements made on the ground under my direction June 8, 2012. Bearings are NAD 83, Texas South Central Zone.

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Called 3.178 Acres  
Darrell D. Franks, et ux, to  
LEANN WAHL  
05-25-01 232/397 O.R.

### LEGEND

DEED RECORDS	D.R.
OFFICIAL RECORDS	O.R.
DEED CALL	(WEST - 740 varas)
IRON ROD FOUND	IRF
5/8" IRON ROD SET	IRS
CALCULATED CORNER	CC

