

First Tract:

**LEGAL DESCRIPTION
23.96 ACRES**

EXHIBIT "A"

**THE STATE OF TEXAS}
THE COUNTY OF LAVACA}**

BEING a 23.96 acre tract of land situated in the W. S. Clark Survey, Abstract 120, Lavaca County, Texas, and being part of that certain called 44.18 acre tract of land, styled Tract Four, described in an Executor's Distribution Deed dated November 21, 2014 from Ronald K. Rowley and Gary Dalton Pharr, N.A., Independent Co-executors of the Estate of Lucille S. Milliron, deceased to Joyce Teltschick Spanihel, recorded in Volume 672, Page 391 of the Official Records of Lavaca County, Texas, said 23.96 acre tract of land being described by metes and bounds as follows:

COMMENCING at an existing steel rod with aluminum cap stamped "Frank Surveying Co." in the southwest right-of-way line of Farm to Market Highway 530, and in the northwest line of a called 50.18 acre tract of land, styled Tract No. 2, described to Thomas P. Janish and Debra C. Janish, husband in wife, recorded in Volume 541, Page 137 of the Official Records of said County, and in the southeast line of said called 44.18 acre tract, and at the east corner of a called 10.00 acre tract of land described to Randy Henke and wife, Koree Henke, nee: Robinson, recorded in Volume 689, Page 302 of the Official Records of said County;

THENCE, with the northwest line of said called 50.18 acre tract, *South 69°40'00" West*, for a distance of *1388.26 feet* to an existing 5/8 inch steel rod with pink plastic cap stamped "RPLS 6127" in the southeast line of said called 44.18 acre tract, and at the south corner of said called 10.00 acre tract, and at the east corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing with the northwest line of said called 50.18 acre tract, *South 69°40'00" West, (Basis of Bearings)* for a distance of *3126.41 feet* to an existing 5/8 inch steel rod with pink plastic cap stamped "RPLS 6127" at the southeast corner of a called 10.00 acre tract of land described to Russell Orsak, as his separate property and estate, recorded in Volume 689, Page 309 of the Official Records of said County, and at the southwest corner of the herein described tract;

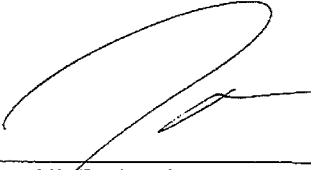
THENCE, across said called 44.18 acre tract, *North 20°20'00" West*, for a distance of *333.89 feet* to an existing 5/8 inch steel rod with pink plastic cap stamped "RPLS 6127" in the southeast line of a called 46.13 acre tract of land described to Vienna Family Trust, recorded in Volume 503, Page 728 of the Official Records of said County, and at the northeast corner of said Orsak called 10.00 acre tract, and in the northwest line of said called 44.18 acre tract, and at the northwest corner of the herein described tract;

THENCE, with the southeast line of said called 46.13 acre tract, *North 69°40'00" East*, for a distance of *3126.41 feet* to an existing 5/8 inch steel rod with pink plastic cap stamped "RPLS 6127" at the northwest corner of the aforementioned Henke called 10.00 acre tract, and at the northwest corner of a 30 foot wide access easement recorded in in the aforementioned Volume 689, Page 302 of the Official Records of said County, and at the northeast corner of the herein described tract;

THENCE, across said called 44.18 acre tract, and with the southwest line of said Henke called 10.00 acre tract, *South 20°20'00" East*, for a distance of *333.89 feet* to a **THE POINT OF BEGINNING CONTAINING**, within these metes and bounds 23.96 acres, more or less.

Bearings are based on bearings of record in Volume 541, Page 137 of the Official Records of Lavaca County, Texas.

The above Legal Description was prepared from an actual survey made on the ground under my supervision in April 2015 & September 2017.



Republic Engineering and Land Surveying
By: Jason T. Ruddick
Registered Professional Land Surveyor
Texas No. 6127
R17272- 23.96 acres 9/11/17



Second Tract:

EXHIBIT "B"

**LEGAL DESCRIPTION
0.85 ACRES
30' WIDE ACCESS EASEMENT**

**THE STATE OF TEXAS;
THE COUNTY OF LAVACA;**

BEING a 0.85 acre tract of land for easement situated in the W. S. Clark Survey, Abstract 120, Lavaca County, Texas, and being part of that certain called 44.18 acre tract of land, styled Tract Four, described in an Executor's Distribution Deed dated November 21, 2014 from Ronald K. Rowley and Gary Dalton Pharr, N.A., Independent Co-executors of the Estate of Lucille S. Milliron, deceased to Joyce Teltschick Spanihel, recorded in Volume 672, Page 391 of the Official Records of Lavaca County, Texas, said 0.85 acre tract of land for easement being described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod set with pink plastic cap stamped "RPLS 6127" in the southwest right-of-way line of Farm to Market Highway 530, and in the southeast line of a called 46.13 acre tract of land, described to Vienna Family Trust, recorded in Volume 503, Page 728 of the Official Records of said County, and in the northwest line of said called 44.18 acre tract, and at the north corner of a 10.00 acre tract of land described this date, and at the north corner of the herein described easement;

THENCE, with the southwest right-of-way line of said Farm to Market Highway 530, *South 47°06'05" East*, for a distance of 33.60 feet to a point at the herein described easement;

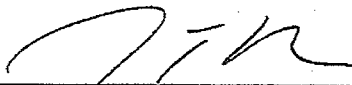
THENCE, into said called 44.18 acre tract, *South 69°40'00" West*, for a distance of 1235.59 feet to a point in the southwest line of the aforementioned 10.00 acre tract, and at the south corner of the herein described easement;

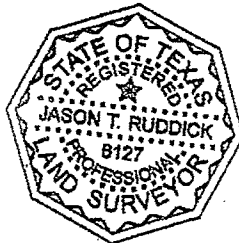
THENCE, continuing into said called 44.18 acre tract, *North 20°20'00" West*, for a distance of 30.00 feet to a 5/8 inch steel rod set with pink plastic cap stamped "RPLS 6127" in the southeast line of the aforementioned called 46.13 acre tract, and in the northwest line of said called 44.18 acre tract, and at the west corner of said 10.00 acre tract and the herein described tract;

THENCE, with the southeast line of said called 46.13 acre tract, *North 69°40'00" East*, (Basis of Bearings) for a distance of 1220.46 feet to THE POINT OF BEGINNING CONTAINING, within these metes and bounds 0.85 acres, more or less for easement.

Bearings are based on bearings of record in Volume 541, Page 137 of the Official Records of Lavaca County, Texas.

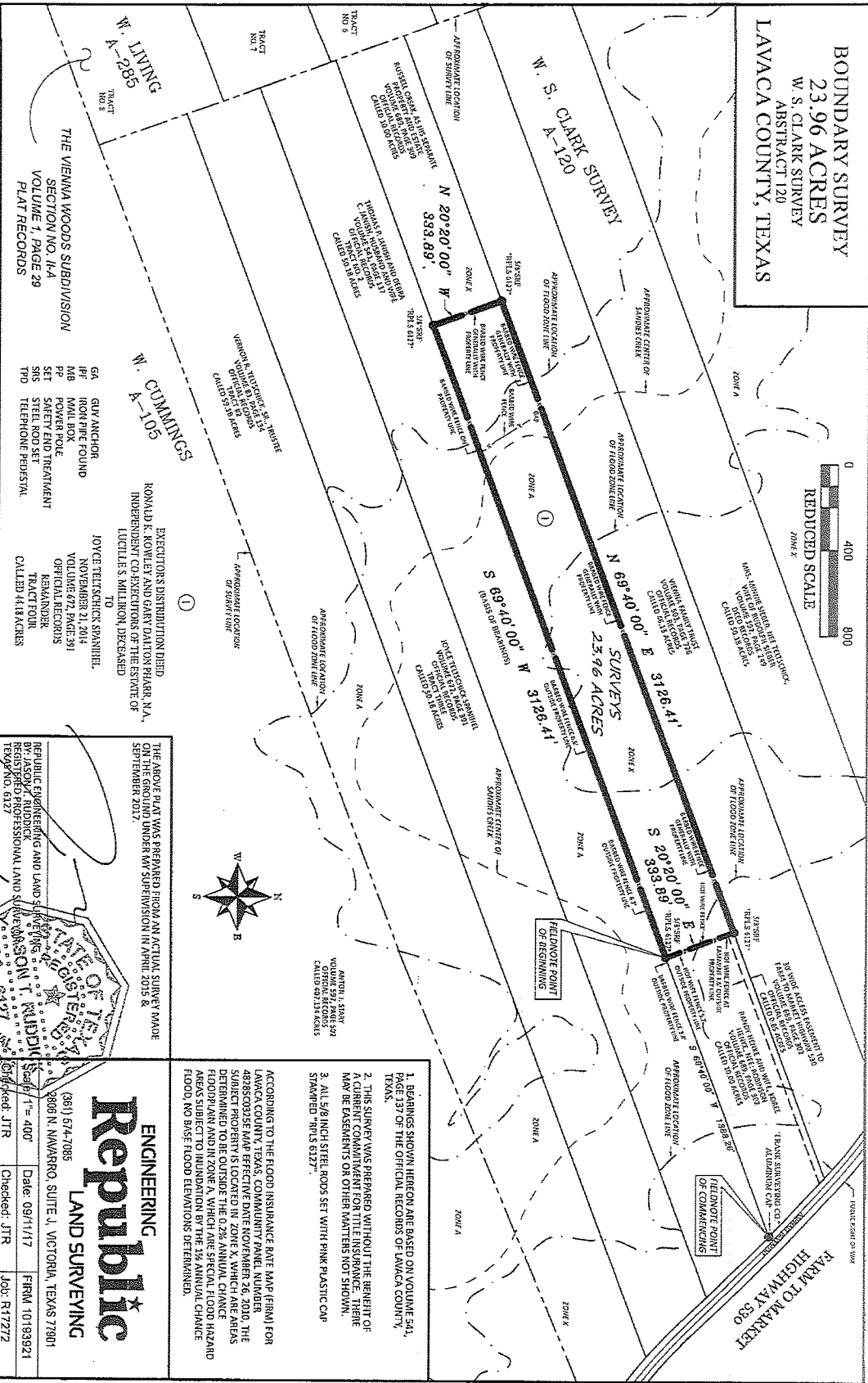
The above Legal Description was prepared from an actual survey made on the ground under my supervision in April 2015.


Republic Engineering and Land Surveying
By: Jason T. Ruddick
Registered Professional Land Surveyor
Texas No. 6127
R15064-0.85 acres 4/17/15



Being the same easement as reserved in deed dated June 2, 2015, from Joyce Teltschick Spanihel by her Agent and Attorney in Fact to Randy Henke and Koree Henke, recorded in Volume 689, Page 302, Official Records, Lavaca County, Texas.

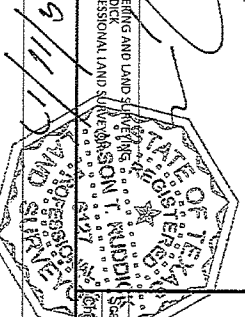
BOUNDARY SURVEY
23.96 ACRES
W. S. CLARK SURVEY
ABSTRACT 120
LAVACA COUNTY, TEXAS



THE VIENNA WOODS SUBDIVISION
 SECTION NO. 14-A
 VOLUME 1, PAGE 29
 PLAT RECORDS

EXECUTOR'S DISTRIBUTION DIED
 RONALD K. KOWLEY AND GARY DARTON RIAR, N.A.,
 INDEPENDENT CO-EXECUTORS OF THE ESTATE OF
 LUCILLE S. MILLIRON, DECEASED
 TO
 JOYCE TELTSCHICK SPANIEL,
 NOVEMBER 21, 2014
 VOLUME 472, PAGE 391
 OFFICIAL RECORDS
 KEMANOR
 TRACT FOUR
 CALLED 41.18 ACRES

THE ABOVE PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE
 SEPTEMBER 21, 2010.
 UNDER MY SUPERVISION IN APRIL 2015 &
 SEPTEMBER 21, 2010.



REPUBLIC ENGINEERING AND SURVEYING, P.C.
 8600 N. NAVARRO, SUITE J, VICTORIA, TEXAS 77901
 (361) 574-7085
 Date: 09/11/17
 Checked: JTR
 Job: R17272

1. BEARINGS SHOWN HEREON ARE BASED ON VOLUME 541, PAGE 137 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS.
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT SURVEY OF THE TRACT. THEREFORE, THE BEARINGS AND DISTANCES MAY BE BASEMENTS OR OTHER MATTER NOT SHOWN.
 3. ALL 5/8 INCH STEEL RODS SET WITH PINK PLASTIC CAP STAMPED "R15 6127".

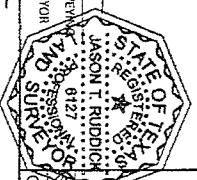
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR LAVACA COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48285C0315E MAP EFFECTIVE DATE NOVEMBER 26, 2010, THE SUBJECT PROPERTY IS LOCATED IN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND IN ZONE A, WHICH HAVE SPECIAL FLOOD HAZARD AREAS. THEREFORE, THE FLOOD ELEVATIONS DETERMINED, FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED.

**30' WIDE
ACCESS EASEMENT
0.85 ACRES
W. S. CLARK SURVEY
ABSTRACT 120
LAVACA COUNTY, TEXAS**

EXECUTORS DISTRIBUTION DEED
RONALD K. ROWLEY AND GARY DALTON PIARR, N.A.,
INDEPENDENT CO-EXECUTORS OF THE ESTATE OF
LUCILLE S. MILLIRON, DECEASED
TO
JOYCE TELTSCHICK SHANHEIL
NOVEMBER 21, 2014
VOLUME 672, PAGE 391
OFFICIAL RECORDS
TRACT FOUR
CALLED 44.18 ACRES

0 200 400
SCALE: 1" = 200'
THE ABOVE PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE
ON THE GROUND UNDER MY SUPERVISION IN APRIL 2015.

REPUBLIC ENGINEERING AND LAND SURVEYING
JASON T. RUDDICK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6127



**ENGINEERING
Republic
LAND SURVEYING**
21 BRIARWOOD ST., VICTORIA, TEXAS 77904 (361) 676-7837
Scale: 1" = 200' Date: 04/16/15 FIRM 10193921
Checked: JTR Checked: JTR Job: R15064

1. BEARINGS SHOWN HEREON ARE BASED ON VOLUME 541, PAGE 137 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT COMMITMENT FOR TITLE INSURANCE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN.
3. ALL 5/8 INCH STEEL RODS SET WITH PINK PLASTIC CAP STAMPED "RPLS 6127".

