

TRACT ONE
8.755 ACRES
METES AND BOUNDS DESCRIPTION

Being a 8.755 acre parcel of land situated approximately 6.4 miles southeast of the City of Hallettsville, in the Joel Ponton Survey (Abstract No. 356) in Lavaca County, Texas and being out of and a part of that called 67.70 acre tract of land described in a Special Warranty Deed from Colvin Kirk Morton, Trustee to John Randolph Morton and Elizabeth Anne Morton, dated February 18, 2016, recorded in Volume 716, Page 108 of the Lavaca County Official Records, and said 67.70 acre tract being more particularly described as Second Tract in a Deed from Imelda A. Smither and Charles F. Aschbacher to Marie A. Morton, dated September 19, 1969, recorded in Volume 255, Page 596 of the Lavaca County Deed Records. All deed references herein are to said Lavaca County Official Records unless otherwise noted. Metes and bounds description of said 8.755 acre Tract One is as follows:

BEGINNING at a 1/2" iron rod with an orange plastic cap stamped "Kolacny #5318" found in the southerly margin of Lavaca County Road No. 132 (CR 132), same being in a North line of said Morton 67.70 acre tract, for the northwest corner of the Thomas W. Jennische, Sr., et ux called 11.3 acre tract of land described in Volume 716, Page 116, same being the northeast corner of the herein described tract;

THENCE South 24° 19' 39" West, across said Morton 67.70 acre tract, with the northwest line of said Jennische 11.3 acre tract, for a distance of 878.77 feet to a 1/2" iron rod with an orange plastic cap stamped "Kolacny #5318" found in the North line of The Houchins Ranch Trust called 991.5 acre tract of land conveyed in Volume 555, Page 127, same being the southeast line of said Morton 67.70 acre tract, for the southwest corner of said Jennische 11.3 acre tract, same being the easterly South corner of the herein described tract;

THENCE South 68° 49' 48" West, with the common line between said Houchins 991.5 acre tract and said Morton 67.70 acre tract, for a distance of 50.00 feet to a 5/8" steel rod with an orange plastic cap stamped "J. Bludau RPLS #6390" set for the southeast corner of the 15.074 acre Tract Two, this same day surveyed, same being the westerly South corner of the herein described tract;

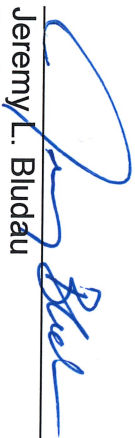
THENCE North 45° 33' 30" West, across and severing said Morton 67.70 acre tract, with the northeast line of said 15.074 acre Tract Two, for a distance of 823.87 feet to a 5/8" steel rod with an orange plastic cap stamped "J. Bludau RPLS #6390" set in the southerly margin of said CR 132, same being in a second North line of said Morton 67.70 acre tract, for the northeast corner of said 15.074 acre Tract Two, same being the northwest corner of the herein described tract;

THENCE with said southerly margin of CR 132 and with two North lines of said Morton 67.70 acre tract, the following two (2) courses:

- 1) North 74° 57' 09" East, for a distance of 577.80 feet to a 5/8" steel rod with an orange plastic cap stamped "J. Bludau RPLS #6390" set for an angle corner;
- 2) North 78° 10' 09" East, for a distance of 448.40 feet to the **POINT OF BEGINNING**, containing 8.755 acres of land, more or less.

The basis of bearing, which is Grid North, is based on the Texas State Plane Coordinate System, NAD83(2011) datum, Texas South Central Zone No. 4204, as derived from GPS observations. The unit of measure for all distances is US Survey Feet and are represented as surface values, but may be converted to grid by dividing by the surface adjustment factor of 1.00013.

I hereby certify the foregoing metes and bounds description and attached survey plat were prepared from a survey performed on the ground under my supervision, and represent the facts found at the time of the survey.



Jeremy L. Bludau
Registered Professional Land Surveyor
Maverick Engineering, Inc., Firm # 100491-02
License No. 6390, State of Texas
Surveyed May 15, 2020

