

44.78 ACRES  
LEGAL DESCRIPTION

DESCRIPTION OF 44.78 ACRES OF LAND SITUATED IN THE THEODORE MILLER SURVEY (ABSTRACT NO. 338) IN LAVACA COUNTY, TEXAS AND BEING A PORTION OF THAT 47.5 ACRE TRACT DESCRIBED IN A EXECUTOR'S WARRANTY DEED FROM LUCILLE L. KOCIAN, (INDEPENDENT EXECUTOR) TO LUCILLE L. KOCIAN, DATED OCTOBER 28, 1991, RECORDED IN VOLUME 429, PAGE 542 OF THE LAVACA COUNTY DEED RECORDS. SAID 44.78 ACRES DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found for the southwest corner of said Kocian 47.5 acre tract, same being the southeast corner of the Billy D. Parks, et ux 14.684 acre tract (Vol. 429, Pg. 484 of the Lavaca County Deed Records) and in the North line of the Charlotte M. Parks 41.41 acre (First Tract - Vol. 504, Pg. 29 of the Lavaca County Official Records), same also being the southwest corner of said 44.78 acres;

THENCE, N 70°00'00" E -- (Bearing Basis), along the line common to said Kocian 47.5 acre tract and said Parks 41.41 acre tract at 147.83 feet pass a 1-1/4" iron pipe found for the northeast corner of said Parks 41.41 acre tract, same being a corner of the Charlotte M. Parks 82.82 acre (Second Tract - Vol. 504, Pg. 29 of the Lavaca County Official Records) and continuing along the line common to said Kocian 47.5 acre tract and said Parks 82.82 acre tract for a total distance of 1100.89 feet to a fence corner post found in the West line of a public road (Farm Road No. 3283 - Parcel No. 19 - 2.81 acres Vol. 286, Pg. 424 of the Lavaca County Deed Records), same being the southeast corner of said 44.78 acres;

THENCE, N 21°58'12" E, along said West line of the public road, a distance of 1158.6 feet to a capped 1/2" iron rod set for the beginning of a curve of said public road, same being an angle corner of said 44.78 acres;

THENCE, along said curve turning to the left with an arc length of 420.5 feet, a radius of 1859.9 feet, a chord bearing of N 15°27'35" E, a chord length of 418.6 feet to a fence corner post found in the original North line of said Kocian 47.5 acre tract, same being the southeast corner of a 1.947 acre tract described in (Vol. 357, Pg. 558 of the Lavaca County Official Records) and the northeast corner of said 44.78 acres;

THENCE, S 89°43'19" W, along the line common to said Kocian 47.5 acre tract and said 1.947 acre tract, a distance of 2108.34 feet to a 1-1/4" iron pipe found for the northwest corner of said Kocian 47.5 acre tract, same being the southwest corner of said 1.947 acre tract and in the East line of the Joseph F. Kalus, et ux 88.689 acre tract (Vol. 269, Pg. 30 of the Lavaca County Official Records), same also being the northwest corner of said 44.78 acres;

THENCE, S 19°38'47" E, along the line common to said Kocian 47.5 acre tract and said Kalus 88.689 acre tract, a distance of 552.73 feet to a 1/2" iron rod found and called the most East corner of said Kalus 88.689 acre tract, same being the northeast corner of said Billy D. Parks, et ux 14.684 acre tract and an angle corner of said 44.78 acres;

THENCE, S 19°23'25" E, along the line common to said Kocian 47.5 acre tract and said Parks 14.684 acre tract, a distance of 640.87 feet to the POINT OF BEGINNING containing 44.78 acres of land.

The description of said 44.78 acre tract of land and attached plat represent an on the ground survey made by me and under my direct supervision.

*Ron E. Kolacny*  
Ron E. Kolacny  
Registered Professional Land Surveyor No. 5318  
State of Texas      Surveyed October 21, 2011  
Job No. 11808





- = SET CAPPED 1/2" IRON ROD
- = FOUND 1/2" IRON ROD
- x—x— = FOUND FENCE CORNER POST
- x-x- = EXISTING FENCE
- x-x- = OVERHEAD ELECTRIC LINE

**THEODORE MILLER SURVEY**  
(K-338)

JOSEPH F. KALLUS, ET UX  
86.689 ACRES  
(VOL. 239, PG. 30 OF THE  
LAWACA COUNTY OFFICIAL RECORDS)

BILLY D. PARKS, ET UX  
14.684 ACRES  
(VOL. 429, PG. 464 OF THE  
LAWACA COUNTY DEED RECORDS)

LARRY G. WARREN, JR., ET UX  
22.672 ACRES  
(FIRST TRACT - VOL. 357, PG. 558 OF THE  
LAWACA COUNTY OFFICIAL RECORDS)

**44.78 ACRES**

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

*Ron E. Kollanc*  
RON E. KOLLANC  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
LICENSE NO. 5318  
STATE OF TEXAS  
SURVEYED OCTOBER 21, 2011  
JOB NO. 11908



J.P.L.S. \* 3465 US HIGHWAY 90A E \* HALLETTSVILLE TEXAS 77964 (361-798-5208)

CHARLOTTE M. PARKS  
82.62 ACRES  
(SECOND TRACT - VOL. 504, PG. 29 OF THE  
LAWACA COUNTY OFFICIAL RECORDS)

CHARLOTTE M. PARKS  
41.41 ACRES  
(FIRST TRACT - VOL. 384, PG. 28 OF THE  
LAWACA COUNTY OFFICIAL RECORDS)

State of Texas  
2.81 Acres  
Parcel No. 19 - Vol. 286, Pg. 424 of the  
Lawaca County Deed Records

SURVEY PLAT SHOWING 44.78 ACRES OF LAND SITUATED IN THE THEODORE MILLER SURVEY (ABSTRACT NO. 338) IN LAWACA COUNTY, TEXAS AND BEING A PORTION OF THAT 47.5 ACRE TRACT DESCRIBED IN A EXECUTOR'S VARRANTY DEED FROM LUCILLE L. KOCAN, (INDEPENDENT EXECUTOR) TO LUCILLE L. KOCAN, DATED OCTOBER 26, 1991, RECORDED IN VOLUME 429, PAGE 542 OF THE LAWACA COUNTY DEED RECORDS

SCALE: 1"=300'