

**KINDELL AND DAMIEN DUFOUR
120.000 ACRES
METES AND BOUNDS DESCRIPTION**

Being 120.000 acres of land situated approximately 4.75 miles east-southeast of the City of Hallettsville in the Arthur Sherrill League (Abstract No. 399) in Lavaca County, Texas and being out of and a part of that of called 42-1/2 acre tract, all of that called 110.51 acre tract, and out of and a part of that called 146 acre tract described as the First, Sixth, and Seventh Tracts, respectively in a Gift Deed from Leon Louis Kahane, III to Kindell Dufour and Damien Dufour, a married couple, dated August 29, 2018, recorded in Volume 801, Page 448 of the Lavaca County Official Records. All deed references herein are to said Lavaca County Official Records unless otherwise noted. Metes and bounds description of said 120.000 acres is as follows:

BEGINNING at a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for the southeast corner of said 110.51 acre tract, same being the northeast corner of an existing cemetery (no deed reference found) and in the West margin of a public road (Lavaca County Road No. 134), same also being the southeast corner of said 120.000 acres;

THENCE South 88° 27' 37" West (called West) with the line common to said 110.51 acre tract and said cemetery, a distance of 114.13 feet to a 1/2" iron rod with cap stamped "Kolacny 5318" found for the northeast corner of the Raymond Sommerlatte, et ux 3.1 acre tract (Volume 817, Page 218), same being the northwest corner of said cemetery and a slight angle corner in the South lines of said 110.51 acre tract and said 120.000 acres;

THENCE South 88° 21' 27" West (called West) with the line common to said 110.51 acre tract and said Sommerlatte 3.1 acre tract, a distance of 248.93 feet (called 248.95 feet in said Sommerlatte deed) to a 1/2" iron rod with cap stamped "Kolacny 5318" found for the northwest corner of said Sommerlatte 3.1 acre tract, same being the northeast corner of the Roy J. Shaefer, et ux 23.050 acre tract (Volume 109, Page 829) and another slight angle corner in said South lines of 110.51 acre tract and 120.000 acres;

THENCE South 88° 14' 23" West (called West) with the line common to said 110.51 acre tract and said Shaefer 23.050 acre tract, a distance of 1,305.45 feet (called 1,305.62 feet in said Shaefer deed) to an 8" diameter cedar fence corner found at the northwest corner of said Shaefer 23.050 acre tract, same being the southwest corner of said 110.51 acre tract and a slight angle corner in the East line of the Glenn L. Pagel, et ux 10.337 acre tract (Volume 340, Page 352 of the Lavaca County Deed Records), same also being the southwest corner of said 120.000 acres;

THENCE North 00° 35' 21" West (called North) with the line common to said 110.51 acre tract and said Pagel 10.337 acre tract, a distance of 845.98 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for the northeast corner of said Pagel 10.337 acre tract, same being the southeast corner of said 42-1/2 acre tract and the interior southwesterly corner of said 120.000 acres;

THENCE South 88° 56' 55" West (called West) with the line common to said 42-1/2 acre tract and said Pagel 10.337 acre tract, a distance of 516.06 feet (called 513.42 feet in said Pagel deed) to a 1/2" iron rod found for the northwest corner of said Pagel 10.337 acre tract, same being the northeast corner of a second Glenn L. Pagel, et ux 10.337 acre tract (Volume 307, Page 149) and a slight angle corner in the South line of said 42-1/2 acre tract, same also being a slight angle corner in the upper southerly line of said 120.000 acres;

THENCE South 88° 59' 51" West (called West) with the line common to said 42-1/2 acre tract and said second Pagel 10.337 acre tract, a distance of 509.77 feet (called 509.94 feet in said second Pagel deed) to a 1/2" iron rod found for the northwest corner of said second Pagel 10.337 acre tract, same being the northeast corner of the Larry Joe Appelt, et ux 10.337 acre tract (Volume 31, Page 584) and another slight angle corner in said South line of 42-1/2 acre tract, same also being another slight angle corner in said upper southerly line of 120.000 acres;

THENCE South 88° 53' 32" West (called West) with the line common to said 42-1/2 acre tract and said Appelt 10.337 acre tract, at 510.48 feet pass the northwest corner of said Appelt 10.337 acre tract, same being the northeast corner of a third Glenn L. Pagel, et ux 10.337 acre tract (Volume 641, Page 836), and then continuing with the line common to said 42-1/2 acre tract and said third Pagel 10.337 acre tract, for a total distance of 680.07 feet to a 1/2" iron rod with cap stamped "Kolacny 5318" found for the northeast corner of the Derek Appelt and Alexander Boske, Trustees 6.91 acre tract (Volume 719, Page 545), same being another slight angle corner in said South line of 42-1/2 acre tract and another slight angle corner in said upper southerly line of 120.000 acres;

THENCE South 89° 00' 00" West (called West) with the line common to said 42-1/2 acre tract and said Appelt and Boske 6.91 acre tract, a distance of 346.85 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for the southwest corner of said 42-1/2 acre tract, same being the lower westerly corner of said 120.000 acres and the northwest corner of said Appelt and Boske 6.91 acre tract, same also being in the East line of the Floyd Grant 50 acre tract (no deed reference found);

THENCE North 00° 07' 50" West (called North) with the line common to said Grant 50 acre tract and said 42-1/2 acre tract, a distance of 192.68 feet to a 1" iron pipe found for the southeast corner of the Anton J. Grahmann and Patricia Ann Grahmann Belcik 27.15 acre tract (First Tract, Volume 367, Page 46 of said Lavaca County Deed Records), same being the northeast corner of said Grant 50 acre tract and a slight angle corner in the West line of said 42-1/2 acre tract, same also being a slight angle corner in the middle westerly line of said 120.000 acres;

THENCE North 00° 23' 19" West (called North) with the line common to said 42-1/2 acre tract and said Grahmann and Belcik 27.15 acre tract, a distance of 350.00 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for the upper westerly corner of said 120.000 acres, same being the approximate northeast corner of said Grahmann and Belcik 27.15 acre tract and the approximate southeast corner of the Anton J. Grahmann and Patricia Ann Grahmann Belcik 26.30 acre tract (Second Tract, Volume 367, Page 46 of said Lavaca County Deed Records);

THENCE North 74° 54' 53" East and crossing said 42-1/2 acre tract, a distance of 283.43 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for an angle corner in the middle northerly line of said 120.000 acres;

THENCE South 64° 21' 36" East and continuing across said 42-1/2 acre tract, a distance of 321.16 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for another angle corner in said middle northerly line of 120.000 acres;

THENCE South 81° 05' 46" East and continuing across said 42-1/2 acre tract, a distance of 875.31 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for another angle corner in said middle northerly line of 120.000 acres;

THENCE North 65° 00' 28" East and continuing across said 42-1/2 acre tract, and passing the line common to said 42-1/2 acre tract and said 110.51 acre tract, and then crossing said 110.51 acre tract, for a total distance of 710.05 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for another angle corner in said middle northerly line of 120.000 acres;

THENCE North 79° 57' 33" East and continuing across said 110.51 acre tract, a distance of 498.40 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set by a fence corner for another angle corner in said middle northerly line of 120.000 acres;

THENCE South 88° 24' 11" East with an existing fence and continuing across said 110.51 acre tract, a distance of 109.92 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set by a fence corner for the interior westerly corner of said 120.000 acres;

THENCE North 02° 22' 52" East with an existing fence and continuing across said 110.51 acre tract, a distance of 446.89 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set by a fence corner for an angle corner in the upper westerly line of said 120.000 acres;

THENCE North 84° 09' 25" East with an existing fence and continuing across said 110.51 acre tract, a distance of 51.79 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set by a fence corner for another angle corner in said upper westerly line of 120.000 acres;

THENCE North 03° 19' 37" West with an existing fence and continuing across said 110.51 acre tract, a distance of 91.76 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set by a fence corner for another angle corner in said upper westerly line of 120.000 acres;

THENCE North 02° 35' 36" East and continuing across said 110.51 acre tract, and passing the line common to said 110.51 acre tract and said 146 acre tract, and then crossing said 146 acre tract, for a total distance of 1,344.67 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for the North corner of said 120.000 acres;

THENCE North 85° 26' 12" East and continuing across said 146 acre tract, at 868.2 feet pass the fenced West margin of said Lavaca County Road No. 134, for a total distance of 872.43 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for the northeast corner of said 120.000 acres, same being in the East line of said 146 acre tract;

THENCE South 01° 04' 11" East (called South) with said East line of 146 acre tract and with said West margin of Lavaca County Road No. 134, and passing the southeast corner of said 146 acre tract, same being the northeast corner of said 110.51 acre tract, and then continuing with the East line of said 110.51 acre tract and with said West margin of Lavaca County Road No. 134, for a total distance of 3,440.53 feet to the **POINT OF BEGINNING**, containing 120.000 acres of land. All bearings are based on Grid North, Texas State Plane Coordinate System, NAD83 (2011) Texas South Central Zone No. 4204. The unit measure for all distances is US Survey Feet.

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.

Patrick Matusek

Patrick Matusek
Registered Professional Land Surveyor
Maverick Engineering, Inc., Firm # 100491-02
License No. 4518, State of Texas
Surveyed August 23, 2022

