

Tract 1
Metes and Bounds Description

BEING a 66.702 acre (2,905,558 square feet) tract of land located in the Andrew Zumwalt Survey, Abstract 521, Lavaca County, Texas, being a portion of a called 185.105 acre tract of land conveyed to Frazier Land Company, LLC as recorded in instrument number 266479 of the Official Public Records of Lavaca County (O.P.R.L.C.), said 66.702 acre tract of land being more particularly described by metes and bounds as follows, with the basis of bearing being based on the Texas Coordinate System, South Central Zone 4204, NAD83, derived from GPS observations:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "DMBEARD SVCS RPLS 6438" set within the margins of County Road No. 134 (a public road), in an east line of a called 120 acre tract of land conveyed to Reagan and Leah McAda as recorded in instrument 260717 (O.P.R.L.C.), in the west line of the said called 185.105 acre tract, for a northwest corner of a 54.210 acre (Tract 3) tract of land surveyed this day out of the said called 185.105 acre tract, and for the southwest corner of the tract herein described;

THENCE North 01°04'15" West, coincident with the west line of the said called 185.105 acre tract, 1,111.02 feet to a 5/8-inch iron rod with plastic cap stamped "DMBEARD SVCS RPLS 6438" set within the margins of said County Road No. 134, in an east line of the said called 120 acre tract of land, in the west line of the said called 185.105 acre tract, for a southwest corner of a 64.190 acre (Tract 2) tract of land surveyed this day out of the said called 185.105 acre tract, and for the northwest corner of the tract herein described, from which a found 5/8-inch iron rod with cap bears North 02°29'38" West, 5.88 feet;

THENCE North 88°37'29" East, departing the west line of and severing the said called 185.105 acre tract, 2,615.45 feet to a 5/8-inch iron rod with plastic cap stamped "DMBEARD SVCS RPLS 6438" set for an internal corner of the said 64.190 acre tract surveyed this day, and for the northeast corner of the tract herein described;

THENCE South 01°03'21" East, along the east line of the tract herein described and severing the said called 185.105 acre tract, 1,110.98 feet to a 5/8-inch iron rod with plastic cap stamped "DMBEARD SVCS RPLS 6438" set for an external corner of the said 64.190 acre tract surveyed this day, for an external corner of the said 54.210 acre tract surveyed this day, and for the southeast corner of the tract herein described;

THENCE South 88°37'26" West, coincident with the south line of the tract herein described and severing the said called 185.105 acre tract, 2,615.16 feet to the **POINT OF BEGINNING** of the herein described tract containing 66.702 acre (2,905,558 square feet) of land.




Darryl M. Beard
Registered Professional Land Surveyor
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