

Tract 2
Metes and Bounds Description

BEING a 64.190 acre (2,796,131 square feet) tract of land located in the Andrew Zumwalt Survey, Abstract 521, and the Joel Ponton League, Abstract 356, 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 64.190 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 182.10 acre tract of land conveyed to Robert Joseph Kahanek as recorded in instrument 253376 (O.P.R.L.C.), for the southwest corner of a called 132.583 acre tract of land conveyed to Wayne A. Rother et ux, as recorded in volume 206, page 416 (O.P.R.L.C.), for the northwest of the said called 185.105 acre tract, and for the northwest corner of the tract herein described;

THENCE North 88°35'58" East, coincident with the north line of the said called 185.105 acre tract, 4,991.45 feet to a 5/8-inch iron rod with plastic cap stamped "DMBEARD SVCS RPLS 6438" set in the south line of the said called 132.583 acre tract, in the north 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 northeast corner of the tract herein described, from which a found 5/8-inch iron rod bears North 88°35'56" East, 126.56 feet;

THENCE South 01°23'58" East, departing the north line of and severing the said called 185.105 acre tract, 1,140.93 feet to a 5/8-inch iron rod with plastic cap stamped "DMBEARD SVCS RPLS 6438" set for an internal corner of the said 54.210 acre tract surveyed this day, and for the southeast corner of the tract herein described;

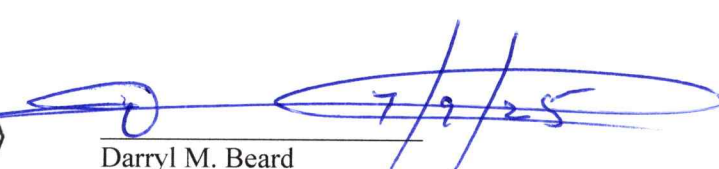
THENCE South 88°34'15" West, along a south line of the tract herein described and severing the said called 185.105 acre tract, 2,382.84 feet to a 5/8-inch iron rod with plastic cap stamped "DMBEARD SVCS RPLS 6438" set for a southeast corner of a 66.702 acre (Tract 1) tract of land surveyed this day out of the said called 185.105 acre tract, for an external corner of the said 64.190 acre tract surveyed this day, and for the southwest corner of the tract herein described;

THENCE North 01°03'21" East, along a west 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 the northeast corner of the said 66.702 acre tract surveyed this day, and for an internal corner of the tract herein described;

THENCE South 88°37'29" West, along a south line of the tract herein described 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 within the margins of said County Road No. 134, 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, and for a southwest corner of the tract herein described;

THENCE North 01°04'15" West, coincident with the west line of and severing the said called 185.105 acre tract, 30.00 feet to the **POINT OF BEGINNING** of the herein described tract containing 64.190 acre (2,796,131 square feet) of land.




Darryl M. Beard
Registered Professional Land Surveyor
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