

STATE OF TEXAS

COUNTY OF LAVACA

COUNTY OF COLORADO

Land Description
109.25 Acres

BEING a tract or parcel containing 109.25 acres of land situated in Lavaca & Colorado Counties, Texas and being Tracts 26 and 27, North ½ of Tract 22 and the Northeast ¼ of Tract 35 of the subdivision of the Amos R. Alexander Survey, Abstract No. 64 & 51 as shown by the subdivision plat recorded in Volume 39, Page 204-205, Colorado County Deed Records and also being composed of the following tracts: (1) All of that land described as Tract One containing 9.58 acres, Tract Two containing 60.0 acres and Tract Three containing 10.00 acres in Deed dated January 30, 2015 from B & D Services, Inc. to Quinney Holdings, LLC., recorded in Volume 773, Page 668, Lavaca County Official Records, (2) All of that land described as 10.00 acres in Deed from Lewis Botard & Charles Botard to Quinney Holdings, LLC, recorded in Volume 719, Page 51, Lavaca County Official Records, and (3) Part of that land described as 109.95 acres in Deed dated December 30, 2014 from Arning Living Trust, Dated February 27, 1997 to Quinney Holdings, LLC, recorded in Volume 674, Page 415, Lavaca County Official Records. Said 109.25 acre tract being described more particularly by metes and bounds as follows:

COMMENCING at a 60D nail found (½" iron rod found 1.0 foot below) at a 90° turn in a gravel county road for the Southeast corner of Tract No. 22 and Southwest corner of Tract No. 15 as conveyed to Lloyd Criswell, Jr., et al by deed recorded in Vol. 450, Pg. 74, Colorado County Deed Records, located where Colorado County Road No. 235 changes to Lavaca County Road No. 120, said nail also being N 00° 46' 45" E (***Basis of Bearings – Record Adjoining Deed Call***) a distance of 2639.75 feet from another ½" iron rod found for the Southeast corner of Tract No. 20;

THENCE leaving said county road along the East line of Tract No. 22 and the West line of Tract No. 15, which is along the West side of an existing private gravel road, N 00° 46' 45" E a distance of 660.50 feet to a ½" iron rod found for the Southeast corner and **POINT OF BEGINNING** of the herein described tract and being the original Southeast corner of the Quinney called 60 acre tract, also being the Northeast corner of the Ora Beasley 20 acre tract as described in Volume 458, page 306, Colorado County Official Records;

THENCE along the North line of the Beasley tract, common with the South line of said 60.00 acre tract, which is South of an existing gravel road, N 89°26'08" W a distance of 1319.73 feet to a ½" iron rod found for the Northeast corner of the Quinney 109.95 acre tract and being the Northwest corner of the Beasley tract, also being an interior corner of the herein described tract;

THENCE along the common line between Tracts 22 and Tract No. 27, S 00°45'57" W a distance of 655.27 feet to a 3/8" iron rod found for the Southwest corner of Tract No. 22 and being the Southeast corner of Tract No. 27, also being in the center of a 40-foot wide road access reservation as shown on the record subdivision plat;

THENCE along the South line of Tract No. 27 in the center of said 40-foot wide road reservation, N 89°12'30" W a distance of 1320.35 feet to a ½" iron rod set for the Southwest corner of Tract No. 27 and the Southwest corner of the herein described tract, also being the Southeast corner of Tract No. 34 owned by Lewis Botard;

THENCE along the Easterly line of the Lewis Botard tract, common with the Westerly lines of Tracts 26 and 27, being in the center of a 40-foot wide road access reservation, the following calls:

- N 00°46'45" E a distance of 656.32 feet to a ½" iron rod found for angle point, and
- N 00°46'02" E a distance of 1285.34 feet to a ½" iron rod set for an interior corner of the herein described tract, also being the Southeast corner of the Quinney called 10.00 acre tract;

THENCE along the Quinney called 10 acre tract, common with the Lewis Botard 72.4 acre tract as described in Volume 457, Page 52, Colorado County Deed Records, the following calls:

- N 89°48'54" W a distance of 667.32 feet to a 5/8" iron rod found for corner, and
- N 00°27'55" E a distance of 660.04 feet to a 5/8" iron rod found for the Northwest corner of the Quinney 10.00 acre tract and the Northwest corner of the herein described tract, located on the South line of the Chester Horton, et al 65.52 acre tract as described in Volume 119, Page 13, Lavaca County Official Records, also being the Northeast corner of the Botard 72.40 acre tract;

THENCE along the North line of Tract No. 35, common with the South line of the Horton 65.52 acre tract, which follows an existing fence, S 89°49'00" E a distance of 660.00 feet to a 3/8" iron rod found for the Southeast corner of the Horton tract and being the Northeast corner of Tract No. 35, the Northwest corner of Tract No. 26 and the Southwest corner of Tract No. 25 conveyed to Irma Jones and Sharon Walters by deed recorded in Volume 337, Page 185, Colorado County Deed Records;

THENCE along the common line between Tract No. 25 and 26, S 89°44'15" E a distance of 1330.97 feet to a 5/8" iron rod found for the Northeast corner of Tract No. 26 and the Northeast corner of the herein described tract, also being an interior corner of the Jones and Walters property;

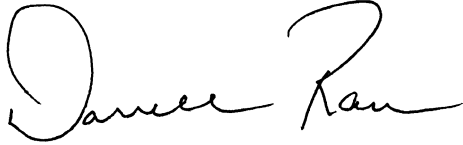
THENCE along the common line between Tracts 23 and 26, which follows an existing fence, S 00°46'19" W a distance of 1292.79 feet to a ½" iron rod found for the Southeast corner of Tract No. 26 and being the Southwest corner of Tract No. 23, also being the Northwest corner of Tract No. 22, also being an interior corner of the herein described tract;

THENCE along the common line between Tracts 22 and 23 and following an existing fence, S 89°10'51" E a distance of 1320.04 feet to a ½" iron rod set at a pipe fence corner for the Southeast corner of Tract No. 23 and being the Northeast corner of Tract No. 22, also being the Northwest corner of Tract No. 15;

THENCE along the common line between Tracts 15 and 22, S 00°46'45" W a distance of 660.00 feet to the **POINT OF BEGINNING**, containing 109.25 acres of land.

Notes:

(1) Survey plat to accompany this description



Darrell D. Rau
Registered Professional Land Surveyor
Registration No. 4173
Firm No. 10162600

Date: July 15, 2018

