

TRACT 1
30.048 ACRES
METES AND BOUNDS DESCRIPTION

Being 30.048 acres of land situated approximately 11.0 miles northeast of the City of Hallettsville in the A. W. Breedlove Survey (Abstract No. 2) in Lavaca County, Texas and being all of that called 1-3/14 acre tract of land described as Tract Two in a Special Warranty Distribution Deed from Billy J. Griffin and Helen Jeanette Griffin to Mary Beth Griffin, dated March 11, 2003, recorded in Volume 283, Page 729 of the Lavaca County Official Records, and being out of and a part of that called 33.82 acre tract of land described as Tract 1 in a Gift Deed from Billy J. Griffin, and wife, Mary Beth Griffin to Helen Jeanette Griffin, dated May 21, 2001, recorded in Volume 232, Page 4 of said Lavaca County Official Records. All deed references herein are to said Lavaca County Official Records unless otherwise noted. Metes and bounds description of said 30.048 acres is as follows:

BEGINNING at an iron stake found in Lavaca County Road No. 139 (CR 139), for the southwest corner of the Bila Hora Cemetery (no record information found), same being the northwest corner of said Griffin 33.82 acres and of the herein described tract;

THENCE North 87° 31' 59" East with the common line between said Bila Hora Cemetery and said Griffin 33.82 acres, at approximately 333 feet pass the southeast corner of said Bila Hora Cemetery, same being the southerly southwest corner of the Lester Little, and wife, Linda R. Little called 111.287 acre tract of land described in Volume 19, Page 917, and continuing with the common line between said Little 111.287 acres and said Griffin 33.82 acres, for a total distance of 867.90 feet to a 5/8" steel rod with an orange plastic cap stamped "J. Bludau RPLS #6390" set for the northwest corner of the 30.048 acre Tract 2, this same day surveyed, same being the northeast corner of the herein described tract;

THENCE South 01° 54' 21" East, across and severing said Griffin 33.82 acres, with the West line of said Tract 2, for a distance of 1,501.30 feet to a 5/8" steel rod with an orange plastic cap stamped "J. Bludau RPLS #6390" set in the northerly margin of Lavaca County Road No. 138 (CR 138), same being the South line of said Griffin 33.82 acres, for the southwest corner of said Tract 2, same being the southeast corner of the herein described tract;

THENCE South 88° 05' 39" West, with and into said CR 138, with the South line of said Griffin 33.82 acres, for a distance of 880.81 feet to a 5/8" steel rod with an orange plastic cap stamped "J. Bludau RPLS #6390" set at the intersection of said CR 138 and said CR 139, for the southwest corner of said Griffin 33.82 acres and of the herein described tract;

THENCE North 01° 24' 32" West, with said CR 139, with the West lines of said Griffin 33.82 acres and said Griffin 1-3/14 acres, for a distance of 1,492.86 feet to the **POINT OF BEGINNING**, containing 30.048 acres of land, more or less. All bearings are based on Grid North, Texas State Plane Coordinate System, NAD83(2011) Texas South Central Zone No. 4204. All distances are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00013.

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 represents the facts found at the time of the survey.



Jeremy L. Bludau
Registered Professional Land Surveyor
License No. 6390
Maverick Engineering, Inc., Firm # 100491-02
State of Texas
Surveyed April 1, 2019

