

**TRACT 2**  
**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 out of and a part of that called 33.82 acre tract of land described as Tract 1, that called 25.89 acre tract of land described as Tract 2, and that called 29.40 acre tract of land described as Tract 3 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 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 30.048 acres is as follows:

**BEGINNING** at a 5/8" steel rod with an orange plastic cap stamped "J. Bludau RPLS #6390" set in the South line of the Lester Little, and wife, Linda R. Little called 111.287 acre tract of land described in Volume 19, Page 917, same being the North line of said Griffin 33.82 acres, for the northeast corner of the 30.048 acre Tract 1, this same day surveyed, same being the northwest corner of the herein described tract, from which an iron stake found for the northwest corner of said Griffin 33.82 acres bears South 87° 31' 59" West, a distance of 867.90 feet;

**THENCE** North 87° 31' 59" East with the common line between said Little 111.287 acres and said Griffin 33.82 acres, for a distance of 178.42 feet to a 5/8" steel rod with an orange plastic cap stamped "J. Bludau RPLS #6390" set for the northeast corner of said Griffin 33.82 acres, same being the northwest corner of said Griffin 29.40 acres, same also being an angle corner in the South line of said Little 111.287 acres, and also being an angle corner in the North line of the herein described tract;


**THENCE** North 87° 53' 37" East with the common line between said Little 111.287 acres and said Griffin 29.40 acres, for a distance of 691.97 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 3, 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 29.40 acres and said Griffin 25.89 acres, with the West line of said Tract 3, for a distance of 1,505.48 feet to a 5/8" steel rod with an orange plastic cap stamped "J. Bludau RPLS #6390" set in the South line of said Griffin 25.89 acres, for the southwest corner of said Tract 3, same being the southeast corner of the herein described tract;

**THENCE** South 88° 05' 39" West, with the South line of said Griffin 25.89 acres, at a distance of 766.73 feet pass a 1/2" iron rod found in the northerly margin of Lavaca County Road No. 138 (CR 138), for the southwest corner of said Griffin 25.89 acres, same being the southeast corner of said Griffin 33.82 acres, and continuing with the northerly margin of said CR 138 and with the South line of said Griffin 33.82 acres, for a total distance of 870.37 feet to a 5/8" steel rod with an orange plastic cap stamped "J. Bludau RPLS #6390" set for the southeast corner of said Tract 1, same being the southwest corner of the herein described tract;

**THENCE** North 01° 54' 21" West, across and severing said Griffin 33.82 acres, with the East line of said Tract 1, for a distance of 1,501.30 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.

  
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Jeremy L. Bludau

Registered Professional Land Surveyor  
License No. 6390

Maverick Engineering, Inc., Firm # 100491-02  
State of Texas

Surveyed April 1, 2019

