

ROBERT CHILEK, ET AL
69.871 ACRES
METES AND BOUNDS DESCRIPTION

Being 69.871 acres of land situated approximately 13-1/2 miles South of the City of Hallettsville in the Bernard O'Dougherty Survey (Abstract No. 348) in Lavaca County, Texas and being all of that called 70.000 acre tract (resurveys 69.871 acres) described in an Application to Probate Will of Lucille Chilek, Deceased, filed August 8, 2018, recorded in Volume 798, Page 344 of the Lavaca County Official Records, said 70.000 acre tract described by metes and bounds in that Partition Deed by and between the heirs of Agnes Jurena, dated August 15, 1997, recorded in Volume 131, Page 250 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 69.871 acres is as follows:

BEGINNING at a point in the center of Supplejack Creek for the South corner of said Chilek 70.000 acre tract, same being the westerly southwest corner of the Lillian Graf 70.000 acre tract (Volume 131, Page 250) and the South corner of said 69.871 acres, from which a 5/8" steel rod found for reference bears North 19° 10' 10" East 38.77 feet;

THENCE with the centerline of said Supplejack Creek and with the southerly lines of said Chilek 70.000 acre tract the following four courses and distances:

- 1) South 85° 36' 53" West 48.52 feet;
- 2) South 85° 13' 44" West 232.12 feet;
- 3) South 76° 01' 15" West 178.41 feet;
- 4) South 73° 52' 47" West 156.77 feet;
- 5) and South 83° 40' 43" West, a distance of 25.84 feet to a point in the center of said Supplejack Creek for the southwest corner of said Chilek 70.000 acre tract, same being the South corner of the Lawrence L. Wick 34.372 acre tract (Volume 398, Page 10 of the Lavaca County Deed Records) and the southwest corner of said 69.871 acres, from which a 1/2" steel rod found for reference bears North 19° 08' 17" East 54.12 feet;

THENCE North 19° 08' 17" East (called North 19° 37' 00" East) with the line common to said Chilek 70.000 acre tract and said Wick 34.372 acre tract and leaving said Supplejack Creek, at 54.12 feet pass said reference rod, for a total distance of 2,679.84 feet (called 2,675.67 feet) to a 1/2" steel rod found for the easterly northeast corner of said Wick 34.372 acre tract, same being the southerly southwest corner of the Katherine Lynn Martin 34.372 acre tract (Volume 398, Page 14 of said Lavaca County Deed Records) and a slight angle corner in the West lines of said Chilek 70.000 acre tract and said 69.871 acres;

THENCE North 19° 07' 46" East (called North 19° 37' 23" East) with a line common to said Chilek 70.000 acre tract and said Martin 34.372 acre tract, at approximately 275 feet pass the centerline of a Valero underground gas pipeline, for a total distance of 914.28 feet (called 914.33 feet) to a 1/2" steel rod found for the interior southwesterly corner of said Martin 34.372 acre tract, same being the northwest corner of said Chilek 70.000 acre tract and the northwest corner of said 69.871 acres;

THENCE North 72° 49' 50" East (called North 73° 18' 39" East) with a second line common to said Chilek 70.000 acre tract and said Martin 34.372 acre tract, at 1,576.09 feet pass a 1/2" steel rod found for reference in the southwesterly margin of a public road (Lavaca County Road 423), and then crossing into said road, for a total distance of 1,600.09 feet (called 1,600.00 feet) to the northerly northeast corner of said Chilek 70.000 acre tract, same being the East corner of said Martin 34.372 acre tract and the northerly northeast corner of said 69.871 acres;

THENCE South 43° 44' 39" East (called South 43° 16' 21" East) with the northeast line of said Chilek 70.000 acre tract and with said Lavaca County Road 423, a distance of 722.90 feet (called 723.32 feet) to the easterly northeast corner of said Chilek 70.000 acre tract, same being the northerly northeast corner of said Graf 70.000 acre tract and the easterly northeast corner of said 69.871 acres, from which a 5/8" steel rod found for reference bears South 66° 33' 33" West 16.00 feet;

THENCE South 66° 33' 33" West (called South 67° 02' 54" West) with a line common to said Chilek 70.000 acre tract and said Graf 70.000 acre tract, at 16.00 feet pass said reference rod in said southwesterly margin of Lavaca County Road 423, at approximately 1,687 feet pass the centerline of said Valero underground gas pipeline, for a total distance of 1,865.76 feet (called 1,865.88 feet) to a 5/8" steel rod found for an angle corner in the East line of said Chilek 70.000 acre tract, same being an angle corner in the West line of said Graf 70.000 acre tract and an angle corner in the East line of said 69.871 acres;

THENCE South 19° 10' 10" West (called South 19° 39' 04" West) with a second line common to said Chilek 70.000 acre tract and said Graf 70.000 acre tract, at 2,598.38 feet pass a 5/8" steel rod found for reference, for a total distance of 2,637.15 feet (called 2,648.28 feet) to the **POINT OF BEGINNING**, containing 69.871 acres of land, including approximately 0.3 of an acre in said road, leaving **69.571 acres of useable land**. All bearings are based on Grid North, Texas State Plane Coordinate System, NAD83 (2011) Texas South Central Zone No. 4204. The unit measure for all distances is US Survey Feet.

This 69.871 acres is **SUBJECT TO** a 30-foot wide right-of-way and easement described in a Right-of-Way Agreement from Adolph J. Jurena, et ux to Lo-Vaca Gathering Company, dated January 3, 1964, recorded in Volume 225, Page 566 of the Lavaca County Deed Records.

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 represent the facts found at the time of the survey.



Patrick Matusek
Registered Professional Land Surveyor
Maverick Engineering, Inc., Firm # 10049102
License No. 4518, State of Texas
Surveyed February 13, 2020

