

FIRST TRACT:

99.00 acres of land out of the F. S. Coffin Survey, Abstract No. 625, situated in Lavaca County, Texas, and being all of a tract of land called to contain 70.47 acres and known as the First Tract, and part of a tract of land known as the Second Tract in a Conveyance from Gus Teltschick, et al to Sam Kelley, et ux by Deed dated July 31, 1971 and recorded in Volume 266, Page 547 of the Lavaca County Deed Records; said 99.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set by a corner post marking the Northwest corner of the herein described tract and the abovesaid First Tract recorded in Volume 266, Page 547 of the Lavaca County Deed Records, which is also the occupied Northwest corner of the F. S. Coffin Survey, in the South boundary line of the Samuel Brewton Survey, Abstract No. 85, and the South boundary line of a 25.00 acre tract now or formerly belonging to Fred Miller;

THENCE with the common boundary line between the Coffin and Brewton Surveys, and the North boundary line of the First and Second Tracts described in Volume 266, Page 547 of the Lavaca County Deed Records, N71°28'35"E a distance of 1334.65 feet to an iron rod set in the North boundary line of the Second Tract, for the Northeast corner of the herein described tract, in the South boundary line of a 25.00 acre tract now or formerly belonging to Eddie Cunningham;

THENCE S18°31'00"E a distance of 3677.33 feet to an iron rod set for the Southeast corner of the herein described tract, in the South boundary line of the abovesaid Second Tract, in the common boundary line between the F. S. Coffin Survey, Abstract No. 625 and the Elias Ward Survey, Abstract No. 650, same being the North boundary line of a 144.00 acre tract now or formerly belonging to Ronald D. Castellow, et ux;

THENCE with the common boundary line between the Ward and Coffin Surveys, and the North boundary line of the abovesaid 144.00 acre tract, S72°11'44"W a distance of 1015.48 feet to an iron rod set for the Southwest corner of the herein described tract, and the record Southwest corner of the F. S. Coffin Survey, in the record North boundary line of the James Young Survey, Abstract No. 516, and the North boundary line of a 320.00 acre tract now or formerly belonging to Sam S. Devall, same also being the Southwest corner of the aforementioned First Tract, and the Southeast corner of a 33.50 acre tract now or formerly belonging to Hattie Herring;

THENCE with the West boundary line of the aforesaid First Tract, and the occupied West boundary line of the F. S. Coffin Survey, N23°29'24"W a distance of 3678.43 feet to the place of beginning, containing 99.00 acres of land;

For Identification:

Jonnie Teltschick
Jonnie Teltschick
Hattie Smith
Hattie Smith
Lucille Williron
Lucille Williron
Minnie Sieber
Minnie Sieber
Rudolph Sieber
Rudolph Sieber

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SECOND TRACT:

11.00 acres of land out of the J. M. Ormand Survey, Abstract No. 353, situated in Lavaca County, Texas, and being part of a tract of land called to contain 80.00 acres in a Conveyance from Erneal Tyler to Sam Kelley, et ux by Deed dated May 20, 1960 and recorded in Volume 203, Page 204 of the Lavaca County Deed Records; said 11.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set by a corner post marking the Northwest corner of the herein described tract and the abovesaid 80.00 acre tract, and the Southwest corner of a 0.81 acre road easement this day surveyed by Rains and Henneke-Surveyors Co., same being the most Westerly Southwest corner of a tract of land conveyed to Ronald Castellow, et ux by the Estate of Otto Pohl, Deceased in a Deed dated April 26, 1974 and recorded in Volume 282, Page 36 of the Lavaca County Deed Records, same being also the occupied Westerly Southwest corner of the Elias Ward Survey, Abstract No. 650, and the Northwest corner of the J. M. Ormand Survey, Abstract No. 353;

THENCE with the occupied North boundary line of the Ormand Survey, and the Westerly South boundary line of the Elias Ward Survey, N70°35'46"E a distance of 246.43 feet to an iron rod set for the Northeast corner of the herein described tract, in the common boundary line between Ormand and Ward Surveys;

THENCE S18°52'36"E a distance of 1944.53 feet to a point marking the Southeast corner of the herein described tract, in a graded county road from which an iron rod in its North margin bears N18°52'36"E, 20.32 feet, said point being in the South boundary line of the abovesaid 80.00 acre tract recorded in Volume 203, Page 204 of the Lavaca County Deed Records;

THENCE with the graded county road, S70°37'08"W a distance of 246.43 feet to a point in same, from which an iron rod set by a corner post in its North margin bears N18°52'36"W, 28.85 feet, said point being the Southwest corner of the herein described tract, the J. M. Ormand Survey and the abovesaid 80.00 acre tract, and the Southeast corner of a 33.50 acre tract now or formerly belonging to Alice Sieber, and the Southeast corner of the James Young Survey, Abstract No. 516, in the North boundary line of the Aaron Monroe Survey, Abstract No. 305;

THENCE with the East boundary line of the James Young Survey, and the West boundary line of the J. M. Ormand Survey, N18°52'36"W a distance of 1944.44 feet to the place of beginning, containing 11.00 acres of land;

For Identification:

Jonnie Teltschick
Jonnie Teltschick
Hattie Smith
Hattie Smith
Lucille Milliron
Lucille Milliron
Minnie Sieber
Minnie Sieber
Rudolph Sieber
Rudolph Sieber

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(ATTACHED TO AND MADE A PART OF THE FOREGOING LEGAL DOCUMENT)

0.6 ACRES
LEGAL DESCRIPTION

DESCRIPTION OF 0.6 ACRES OF LAND SITUATED IN THE ELIAS WARD SURVEY (ABSTRACT NO. 650) IN LAVACA COUNTY, TEXAS AND BEING A PORTION OF THAT 144 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH ENCUMBRANCE FOR OWELTY OF PARTITION FROM MELANIE VIRGINIA CASTELLOW TO RONALD DEAN CASTELLOW DATED AUGUST 21, 2001, RECORDED IN VOLUME 240, PAGE 754 OF THE LAVACA COUNTY OFFICIAL RECORDS. SAID 0.6 ACRES DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a fence corner post found for the northwest corner of said Castellow 144 acre tract, same being the northeast corner of the Darryl R. Woytek 48.795 acre (Tract One - Vol. 742, Pg. 707 of the Lavaca County Official Records), and in the South line of the Gus Teitschick 99.00 acre (First Tract- Vol. 359, Pg. 176 of the Lavaca County Deed Records), same also being the northwest corner of said 0.6 acres;

THENCE, N 68°32'05" E, along the line common to said Castellow 144 acre tract and said Teitschick 99.00 acre tract, a distance of 30 feet to a capped 1/2" iron rod set for the northeast corner of said 0.6 acres;

THENCE, S 20°30'57" E, and severing the Castellow 144 acre tract, a distance of 889.24 feet to a capped 1/2" iron rod set in an upper South line of said Castellow 144 acre tract, same being in the North line of the Jimmie Lou Brown 11.00 acre tract (Vol. 385, Pg. 770 of the Lavaca County Deed Records) and the southeast corner of said 0.6 acres;

THENCE, S 69°07'37" W, along the line common to said Castellow 144 acre tract and said Brown 11.00 acre tract, a distance of 30 feet to a 1/2" iron rod found for an upper southwest corner of said Castellow 144 acre tract, same being the northwest corner of said Brown 11.00 acre tract and in the East line of the Sara Lou Barry 84.937 acre tract (Vol. 80, Pg. 773 of the Lavaca County Official Records), same also being the southwest corner of said 0.6 acres;

THENCE, N 20°30'57" W, along the West line of said Castellow 144 acre tract, a distance of 888.93 feet to the POINT OF BEGINNING, containing 0.6 acres of land.

The description of said 0.6 acre tract of land and attached plat represent an on the ground survey made by me and under my direct supervision.

Ron E. Kolacny

Ron E. Kolacny
Registered Professional Land Surveyor No. 5318
State of Texas
Surveyed June 30, 2021
J.P.L.S.
3465 U.S. Highway 90A E
Hallettsville, Texas 77964
361-798-5208
Firm # 10089300
Job No. 21345



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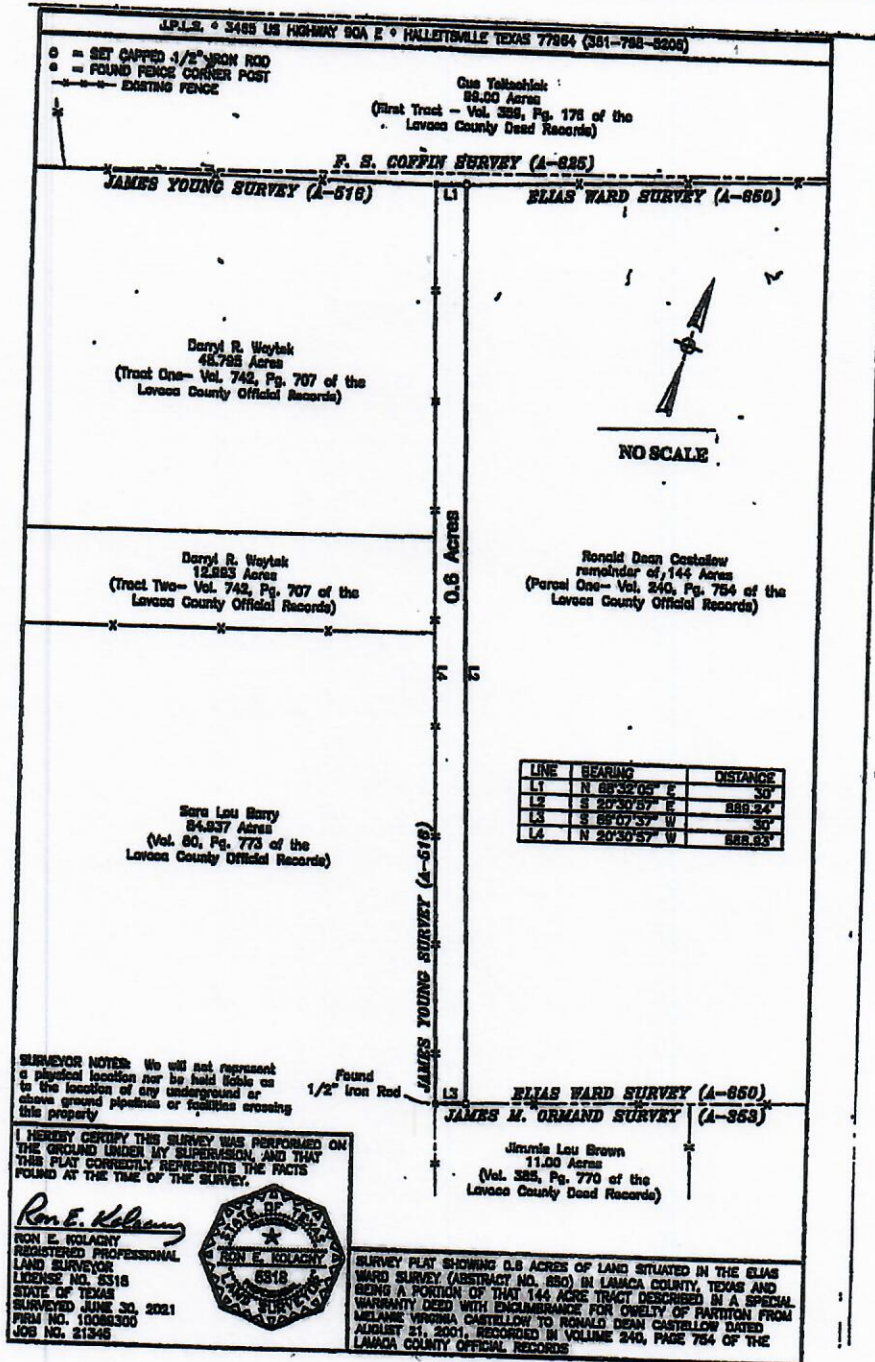


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