

6.7 ACRES
LEGAL DESCRIPTION

DESCRIPTION OF 6.7 ACRES OF LAND SITUATED IN THE T. & N.O. RR. SURVEY (ABSTRACT NO. 538) IN LAVACA COUNTY, TEXAS AND BEING A PORTION OF THAT 109.29 ACRE TRACT DESCRIBED IN AN EXECUTOR'S DISTRIBUTION DEED FROM RONALD K. ROWLEY, ET AL TO JOYCE TELTSCHICK SPANIHEL, DATED NOVEMBER 21, 2014, RECORDED IN VOLUME 672, PAGE 391 OF THE LAVACA COUNTY OFFICIAL RECORDS. SAID 6.7 ACRES DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an 8' tall iron pipe fence corner found for an interior corner of the Spanihel 109.29 acre tract, same being the northeast corner of the Speaks T6, LLC 1147.8 acre tract (Vol. 708, Pg. 784 of the Lavaca County Official Records) and in the westerly line of a public road (LCR 158), same also being the southeast corner of said 6.7 acres;

THENCE, S 86°56'20" W, a distance of 495.94 feet to a 1/2" iron rod found for the upper southwest corner of said Spanihel 109.29 acre tract, same being the southeast corner of the Richard T. Peltier, et ux 38.02 acre tract (Vol. 256, Pg. 922 of the Lavaca County Deed Records) and the southwest corner of said 6.7 acres;

THENCE, N 19°57'56" W, a distance of 660.68 feet to a 3/4" iron pipe found for the northwest corner of said Spanihel 109.29 acre tract, same being the southwest corner of the Robert J. Mertz, et ux 71.36 acre tract (Vol. 382, Pg. 734 of the Lavaca County Deed Records) and the southwest corner of a 1.8 acre tract surveyed this day, same also being the northwest corner of said 6.7 acres;

THENCE, N 68°43'50" E, along the line common to said Spanihel 109.29 acre tract and said Mertz 71.36 acre tract, a distance of 281.7 feet to a capped 1/2" iron rod set in said westerly line of the public road, same being the northeast corner of said 6.7 acres;

THENCE, along said westerly line of the public road, the following bearings and distances:

S 42°34'01" E, a distance of 222.76 feet to a point for angle corner;

S 33°51'41" E, a distance of 262.56 feet to a point for angle corner;

S 29°55'33" E, a distance of 197.34 feet to a point for angle corner;

S 24°40'32" E, a distance of 105.28 feet to a capped 1/2" iron rod set for angle corner;

and

S 21°33'54" E, a distance of 51.5 feet to the POINT OF BEGINNING, containing 6.7 acres of land.

The description of said 6.7 acre tract of land and attached plat represent an on the ground survey made by me and under my direct supervision.

Ron E. Kolachny

Ron E. Kolachny

Registered Professional Land Surveyor No. 5318

State of Texas

Surveyed May 24, 2016

J.P.L.S.

3465 U.S. Highway 90A E

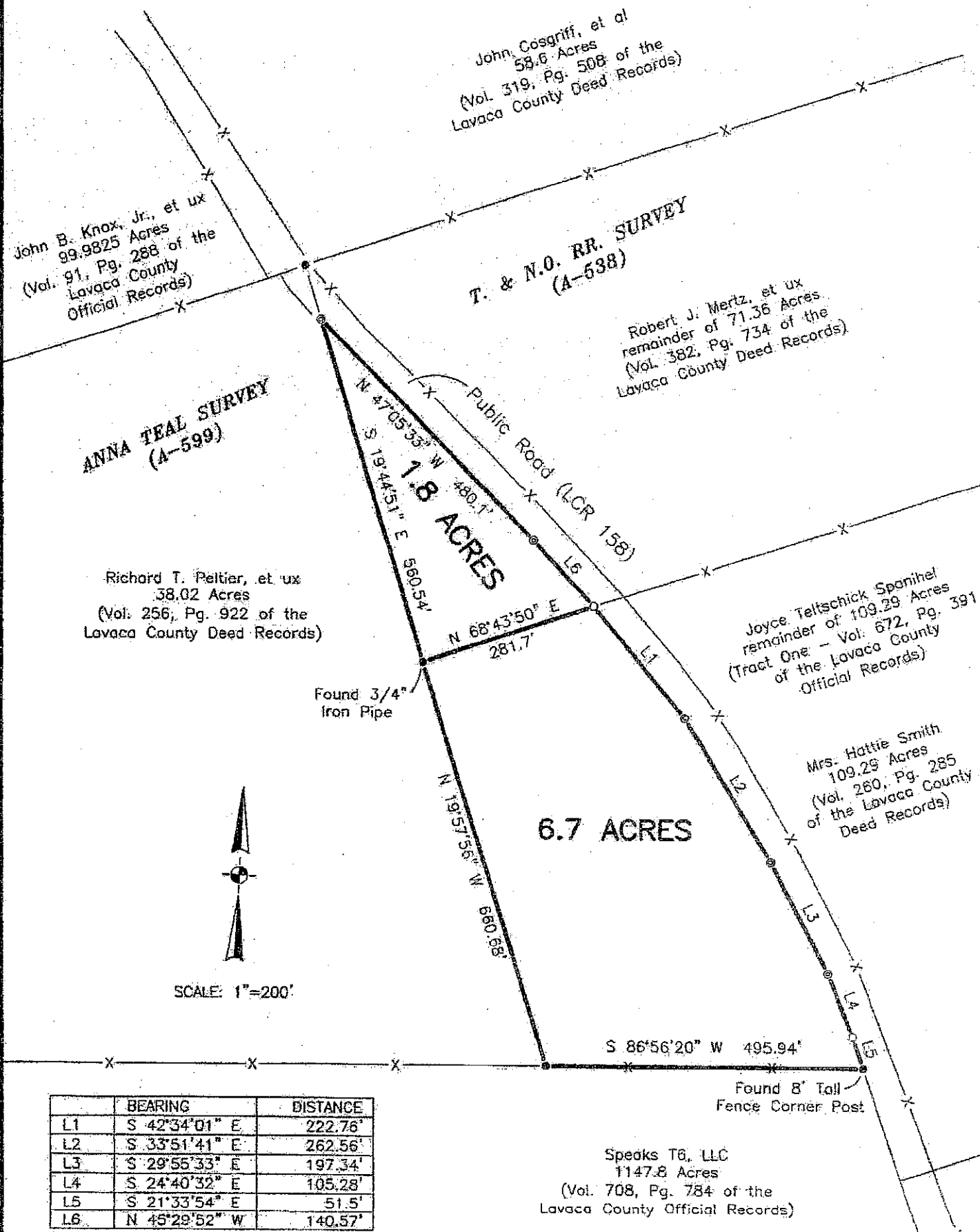
Hallettsville, Texas 77964

361-798-5208

Job No. 16725



- ⊙ = POINT FOR CORNER
- = SET CAPPED 1/2" IRON ROD
- = FOUND 1/2" IRON ROD
- x-x-x- EXISTING FENCE



| | BEARING | DISTANCE |
|----|---------------|----------|
| L1 | S 42°34'01" E | 222.76' |
| L2 | S 33°51'41" E | 262.56' |
| L3 | S 29°55'33" E | 197.34' |
| L4 | S 24°40'32" E | 105.28' |
| L5 | S 21°33'54" E | 51.5' |
| L6 | N 46°29'52" W | 140.57' |

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

Ron E. Kolacny
RON E. KOLACNY
REGISTERED PROFESSIONAL
LAND SURVEYOR
LICENSE NO. 5318
STATE OF TEXAS
SURVEYED MAY 24, 2016
JOB NO. 16725



SURVEYOR NOTES: We will not represent a physical location nor be held liable as to the location of any underground or above ground pipelines or facilities crossing this property

SURVEY PLAT SHOWING 1.8 ACRES AND 6.7 ACRES OF LAND SITUATED IN THE T. & N.O. RR. SURVEY (ABSTRACT NO. 538) IN LAVACA COUNTY, TEXAS, THE 1.8 ACRES BEING A PORTION OF THAT 71.36 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM JONNIE TELTSCHICK, ET AL TO ROBERT J. MERTZ, ET UX DATED DECEMBER 23, 1985, RECORDED IN VOLUME 382, PAGE 734 OF THE LAVACA COUNTY DEED RECORDS, THE 6.7 ACRES BEING A PORTION OF THAT 109.29 ACRE TRACT DESCRIBED IN AN EXECUTOR'S DISTRIBUTION DEED FROM RONALD K. ROWLEY, ET AL TO JOYCE TELTSCHICK SPANIHEL, DATED NOVEMBER 21, 2014, RECORDED IN VOLUME 672, PAGE 391 OF THE LAVACA COUNTY OFFICIAL RECORDS