

(MIDDLE)
30.391 ACRES
LEGAL DESCRIPTION

DESCRIPTION OF 30.391 ACRES OF LAND SITUATED IN THE JOHN SWARTZ SURVEY (ABSTRACT NO. 429) IN LAVACA COUNTY, TEXAS AND BEING A PORTION OF THAT CALLED 93.196 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM MRS. PHEBIE HONISH, ET AL TO MARIE BODIN, DATED AUGUST 15, 1985, RECORDED IN VOLUME 404, PAGE 346 OF THE LAVACA COUNTY DEED RECORDS. SAID 30.391 ACRES DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found for the southwest corner of said Bodin 93.196 acre tract, same being the northwest corner of the Marie Bodin, et vir 93.058 acre tract (Vol. 196, Pg. 133 of the Lavaca County Official Records) and in the easterly line of a public road (Farm Road No. 530), same also being the southwest corner of a 30.391 acre tract surveyed this day;

THENCE, N 70°42'23"E along the line common to said Bodin 93.196 acre tract and said Bodin 93.058 acre tract, a distance of 1681.44 feet to a capped 1/2" iron rod set for the southwest and BEGINNING corner of said 30.391 acres;

THENCE, N 19°20'03" W and severing said Bodin 93.196 acre tract, a distance of 740.02 feet to a capped 1/2" iron rod set in the North line of said Bodin 93.196 acre tract, same being in the South line of the Billy Joe Hobbs 250 acre tract (Vol. 428, Pg. 159 of the Lavaca County Deed Records) and the northwest corner of said 30.391 acres;

THENCE, N 70°42'07" E along the line common to said Bodin 93.196 acre tract and said Hobbs 250 acre tract, a distance of 1788.76 feet to a capped 1/2" iron rod set for the northeast corner of said 30.391 acres;

THENCE, S 19°20'03" E and severing said Bodin 93.196 acre tract, a distance of 740.16 feet to a capped 1/2" iron rod set in the South line of said Bodin 93.196 acre tract, same being in the North line of said Bodin 93.058 acre tract and the southeast corner of said 30.391 acres;

THENCE, S 70°42'23" W along the line common to said Bodin 93.196 acre tract and said Bodin 93.058 acre tract, a distance of 1788.76 feet to the POINT OF BEGINNING containing 30.391 acres of land.

TOGETHER WITH a 30' wide road easement and described as follows:

BEGINNING at a 1/2" iron rod found for the southwest corner of said Bodin 93.196 acre tract, same being the northwest corner of the Marie Bodin, et vir 93.058 acre tract (Vol. 196, Pg. 133 of the Lavaca County Official Records) and in the easterly line of a public road (Farm Road No. 530), same also being the southwest corner of a 30.391 acre tract surveyed this day;

THENCE, N 47°56'12" W along the westerly line of said Bodin 93.196 acre tract and along said easterly line of Farm Road No. 530, a distance of 34.18 feet to a point for the northwest corner of said 30' wide road easement;

THENCE, N 70°42'23" E and severing said Bodin 93.196 acre tract, a distance of 3486.57 feet to a point for the northeast corner of said 30' wide road easement;

THENCE, S 19°20'03" E, a distance of 30.00 feet to a capped 1/2" iron rod set in the South line of said Bodin 93.196 acre tract, same being in the North line of said Bodin 93.058 acre tract and the southeast corner of said 30' wide road easement;

THENCE, S 70°42'23" W along the line common to said Bodin 93.196 acre tract and said Bodin 93.058 acre tract, a distance of 3470.20 feet to the POINT OF BEGINNING of said 30' wide road easement and containing 2.396 acres of land.

The description of said 30.391 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 February 13, 2007

J.P.L.S.

3465 U.S. Highway 90A E

Hallettsville, Texas 77964

361-798-5208

Job No. 06364



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

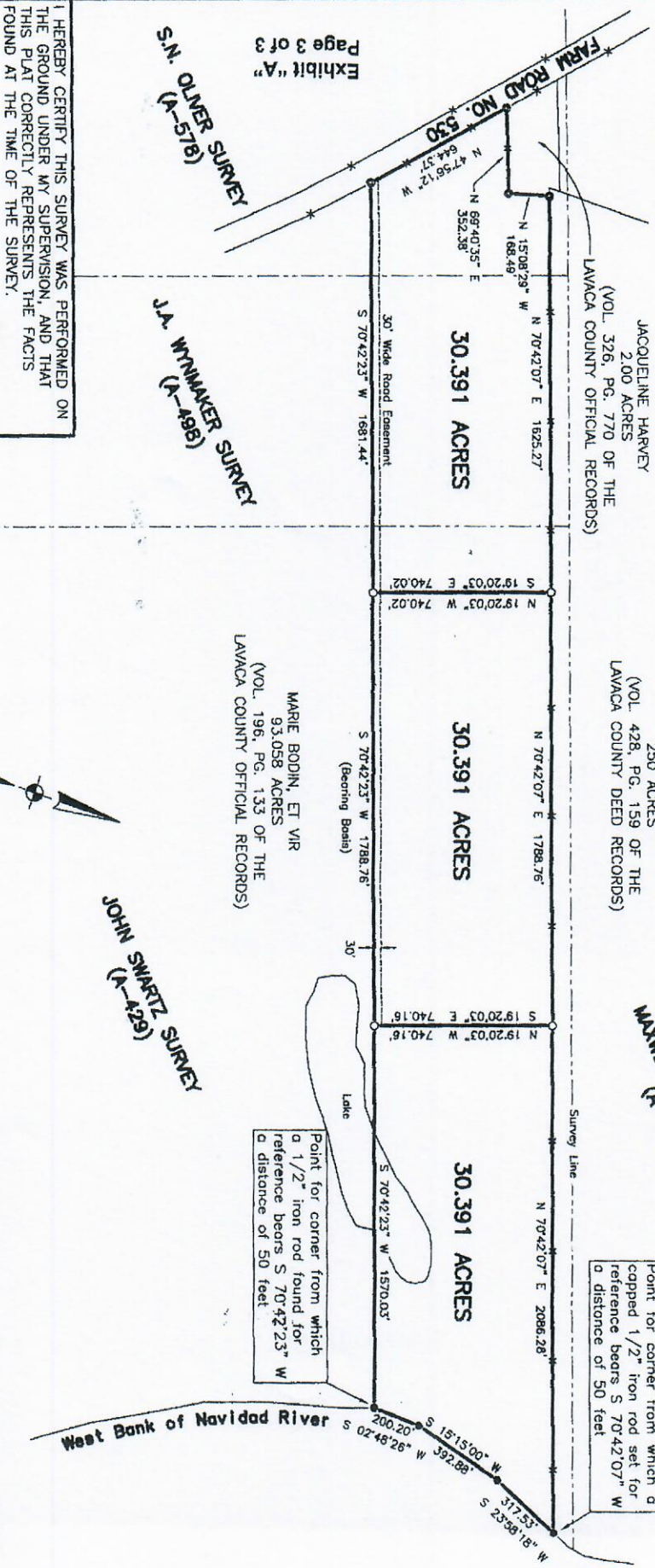


Exhibit "A"
Page 3 of 3

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 FEBRUARY 15, 2007
JOB NO. 06364



SCALE: 1"=500'



J.P.L.S. * 3465 US HIGHWAY 90A E * HALLETTSVILLE TEXAS 77964 (361-798-5208)

SURVEY PLAT SHOWING THE PARTITION OF THE REMAINDER A CALLED 93.196 ACRE TRACT OF LAND SITUATED IN THE S.N. OLIVER SURVEY (ABSTRACT NO. 578) THE J.A. WYMAKER SURVEY (ABSTRACT NO. 498) AND THE JOHN SWARTZ SURVEY (ABSTRACT NO. 429) IN LAVACA COUNTY TEXAS SAID 93.196 ACRE TRACT BEING DESCRIBED IN A WARRANTY DEED FROM MRS. PHEBE HONISH, ET AL TO MARIE BODIN, DATED AUGUST 15, 1985, RECORDED IN VOLUME 404, PAGE 346 OF THE LAVACA COUNTY DEED RECORDS