

**TRACT TWO
1.837 ACRES
METES AND BOUNDS DESCRIPTION**

Being 1.837 acres of land situated approximately two and one-half miles East of the City of Hallettsville in the John Hallett League (Abstract No. 217) in Lavaca County, Texas and being a part of that 8.00 acre tract described in a Warranty Deed from Leonard Bonorden, et ux to Harold Dean Bonorden, dated December 23, 1968, recorded in Volume 252, Page 84 of the Lavaca County Deed Records. All deed references herein are to said Lavaca County Deed Records. Metes and bounds description of said 1.837 acre Tract Two is as follows:

BEGINNING at a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for the northwest corner of said 1.837 acre Tract Two, same being the North corner of the 12.252 acre Tract One surveyed this day and in the North line of said 8.00 acre tract, same also being in the southerly right-of-way line of US Highway No. 90A;

THENCE North 72° 35' 31" East (called North 73° 45' East) with said North line of 8.00 acre tract and with said southerly right-of-way line of highway, a distance of 248.32 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for the North corner of said 1.837 acre Tract Two;

THENCE South 17° 24' 29" East and crossing said 8.00 acre tract, a distance of 322.15 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for the southeast corner of said 1.837 acre Tract Two;

THENCE South 72° 35' 31" West and continuing across said 8.00 acre tract, at 167.32 feet pass a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for the northeast corner of said 12.252 acre Tract One, and then continuing with a line common to said 1.837 acre Tract Two and said 12.252 acre Tract One, for a total distance of 248.32 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for the South corner of said 1.837 acre Tract Two, same being the interior northeasterly corner of said 12.252 acre Tract One;

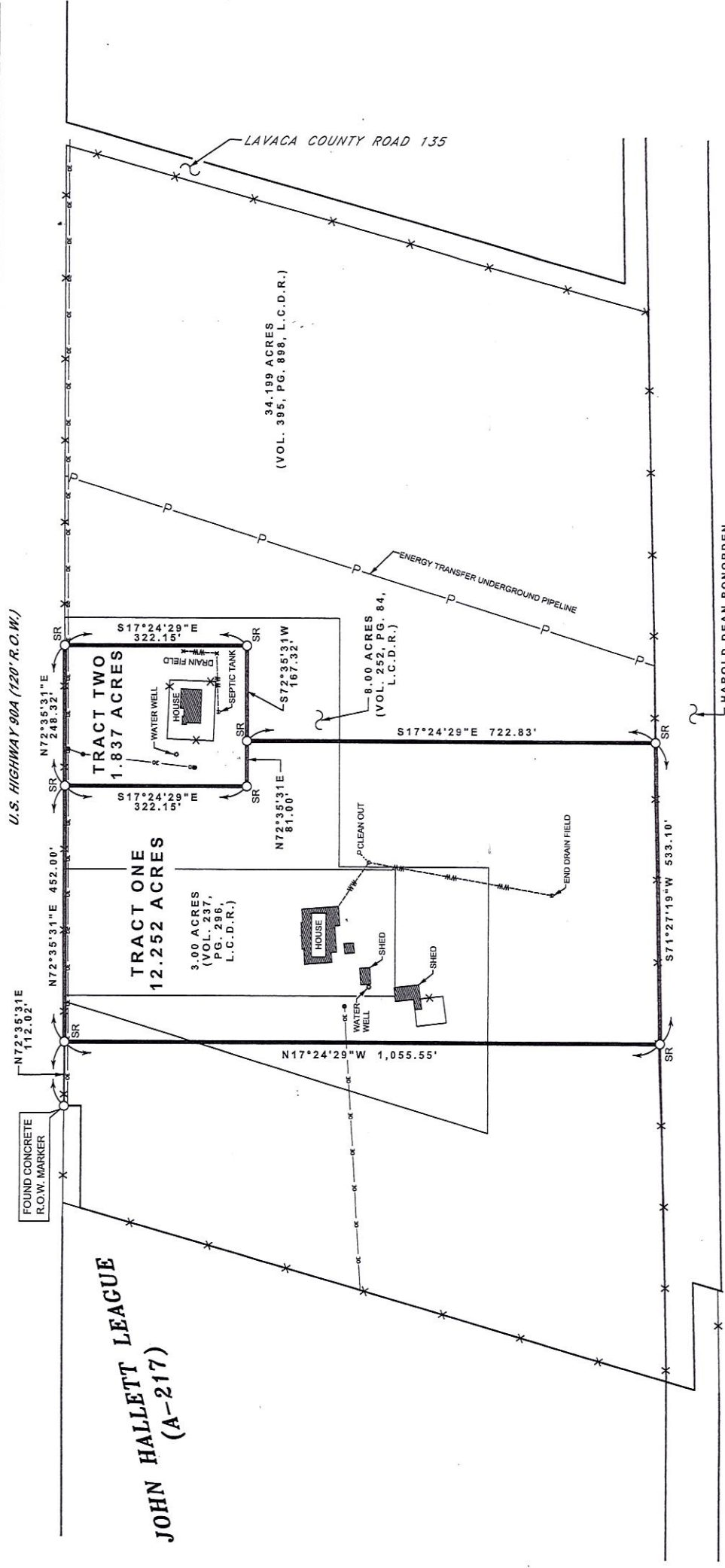
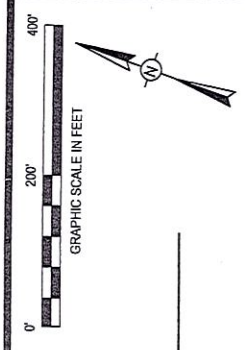
THENCE North 17° 24' 29" West with a second line common to said 1.837 acre Tract Two and said 12.252 acre Tract One and continuing across said 8.00 acre tract, a distance of 322.15 feet to the **POINT OF BEGINNING**, containing 1.837 acres of land. All bearings are based on Grid North, Texas State Plane Coordinate System, NAD83 (2011) Texas South Central Zone No. 4204. The unit measure for all distances is US Survey Feet.

I hereby certify the foregoing metes and bounds description was prepared from a survey performed on the ground under my supervision, and represents the facts found at the time of the survey.


Patrick Matusek
Registered Professional Land Surveyor
Maverick Engineering, Inc., Firm # 100491-02
License No. 4518, State of Texas
Surveyed November 26, 2019



MET MAVERICK
 SURVEYING & ENGINEERING, INC.
 314 EAST MORGAN STREET
 YOCKAMA, TX 77985
 PHONE (817) 933-2725
 FAX (817) 282-2176



JOHN HALLETT LEAGUE
 (A-217)

- LEGEND**
1. O SR = SET 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "P. MATUSEK, RPLS #4518"
 2. -WW- WASTE WATER LINE
 3. -X- EXISTING FENCE
 4. -O- OVERHEAD ELECTRIC LINE
 5. -P- PROPERTY LINE
 6. L.C.R. = LAVACA COUNTY ROAD
 7. L.C.D.R. = LAVACA COUNTY DEED RECORDS
 8. L.C.O.R. = LAVACA COUNTY OFFICIAL RECORDS
 9. THE BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83(2011) (TEXAS SOUTH CENTRAL ZONE 4204) AS DERIVED FROM GPS OBSERVATIONS.
 10. THE DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00013.
 11. THE UNIT MEASURE FOR ALL DISTANCES IS US SURVEY FEET.

HAROLD DEAN BONORDEN
 AND MARY M. BONORDEN
 5.901 ACRES
 (VOL. 425, PG. 954, L.C.D.R.)

SURVEY PLAT OF THAT 12.252 ACRE TRACT ONE AND THAT 1.837 ACRE TRACT TWO, SAID TRACTS SITUATED APPROXIMATELY TWO AND ONE-HALF MILES EAST OF THE CITY OF HALLETTSVILLE IN THE JOHN HALLETT LEAGUE (ABSTRACT NO. 217) IN LAVACA COUNTY, TEXAS AND TOGETHER BEING A PART OF THAT 34.199 ACRE TRACT, A PART OF THAT 34.199 ACRE TRACT, AND ALL OF THAT 3 ACRE TRACT, SAID 3 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM LEONARD BONORDEN, ET UX TO HAROLD DEAN BONORDEN, DATED MARCH 4, 1986, RECORDED IN VOLUME 237, PAGE 296 OF THE LAVACA COUNTY DEED RECORDS, SAID 8.00 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM LEONARD BONORDEN, ET UX TO HAROLD DEAN BONORDEN, DATED DECEMBER 23, 1988, RECORDED IN VOLUME 252, PAGE 84 OF SAID LAVACA COUNTY DEED RECORDS, AND SAID 34.199 ACRES DESCRIBED IN A PARTITION DEED FROM BOBBY LEON BONORDEN, ET AL TO HAROLD DEAN BONORDEN, DATED JUNE 30, 1987, RECORDED IN VOLUME 395, PAGE 898 OF SAID LAVACA COUNTY DEED RECORDS



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.

Patrick Matusek
 PATRICK MATUSEK
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4518
 STATE OF TEXAS
 SURVEYED NOVEMBER 26, 2019