

STATE OF TEXAS
COUNTY OF LAVACA

Land Description
137.47 Acres

BEING a tract or parcel containing 137.47 acres of land situated in the Joe Mjerecka Survey, Abstract No. 715, Lavaca County, Texas, and being all of Tract 2 containing 137.73 acres in the partition of the Mjerecka Survey described in Deed dated August 23, 1989, from U.L. Whitehead, et al, to Marylark Faykus, recorded in Volume 413, Page 53, Lavaca County Deed Records. Said 137.47 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{3}{4}$ " pipe found near a fence corner post for the Northeast corner of the Faykus original 137.73 acre tract, the Northeast corner of the herein described 137.47 acre tract and the Northeast corner of the Joe Mjerecka Survey (A-715), located on the West line of the Robert Lindley 453.9 acre tract as described in Volume 479, Page 526, Official Records and the West line of the George T. Allen Survey (A-567), said pipe also being the Southeast corner of a 400.91 acre tract of land conveyed to Corinne Baber by deed recorded in Volume 174, Page 256, Deed Records and being the Southeast corner of the George Beavers Survey (A-679). From said $\frac{3}{4}$ " pipe a 8" x 8" concrete marker found for the Northeast corner of the Lindley 453.9 acre tract bears N 00° 23' 50" E a distance of 455.96 feet, said concrete marker also being the Northwest corner of the said George T. Allen Survey;

THENCE along the East line of the Mjerecka Survey, common with the West line of the Allen Survey and said Lindley tract, S 01° 10' 19" W (Basis of Bearings - Record Deed Call), at 1259.47 passing a 8" x 8" concrete marker found for the Southwest corner of the Lindley tract and the Northwest corner of the Dickson-Allen Foundation 202.099 acre tract (Vol. 174, Pg. 258, Deed Records), and continuing for a total distance of 1805.20 feet to a $\frac{1}{2}$ " iron rod (capped "RPLS 4173") set for the Southeast corner original Faykus tract and the herein described tract, also being the Northeast corner of Tract 3 containing 122.395 acres in the original partition of the Mjerecka Survey and recorded in Volume 413, Page 60, Deed Records;

THENCE along the North line of Tract 3 and Tract 1B containing 187.498 acres which was conveyed in same partition to Rudolph Merechka (Vol. 413, Pg. 46, Deed Records), N 88° 44' 51" W, at 2722.56 feet passing a $\frac{1}{2}$ " iron rod found for the Northwest corner of Tract 3 and the Northeast corner of Tract 1B, and continuing for a total distance of 3342.33 feet to a $\frac{1}{2}$ " iron rod set for the Southwest corner of the original Faykus tract and the herein described tract, also being an Easterly interior corner of Tract 1B;

THENCE along the West line of the Faykus tract, common with the East lines of Tract 1B and 1A (80.578 acres conveyed to Frank Merechka in Vol. 413, Pg. 39, Deed Records), N 00° 54' 10" E, at 533.92 feet passing a $\frac{1}{2}$ " iron rod found for the Northeast corner of Tract 1B and the Southeast corner of 1A, and continuing for a total distance of 1773.57 feet to a $\frac{1}{2}$ " iron rod set near a fence corner post for the Northwest corner of the herein described tract, and being located on the South line of the Baber 400.91 acre tract and the Beavers Survey;

THENCE along the South line of the Baber 400.91 acre tract, which generally follows an existing fence, S 89° 17' 20" E a distance of 3350.77 feet to the **POINT OF BEGINNING**, containing 137.47 acres of land.

Notes:

- (1) A survey plat to accompany this description.



Darrell D. Rau
Registered Professional Land Surveyor
Registration No. 4173

Date: December 8, 2010



Exhibit "A"
page 1 of 2

**LAVACA COUNTY, TEXAS
JOE MJERECKA SURVEY
ABSTRACT NO. 715**



Date: December 8, 2010
Filename: fskjus.tlv

**George W. Beavers Survey
(A - 679)**

Confino Baber
(400.81 acres)
Volume 174, Page 256
Deed Records

Frank Monahan
(Tract 1A - 80.078 acres)
Volume 413, Page 39
Deed Records

Frank Monahan
(Tract 1B - 137.000 acres)
Volume 413, Page 46
Deed Records

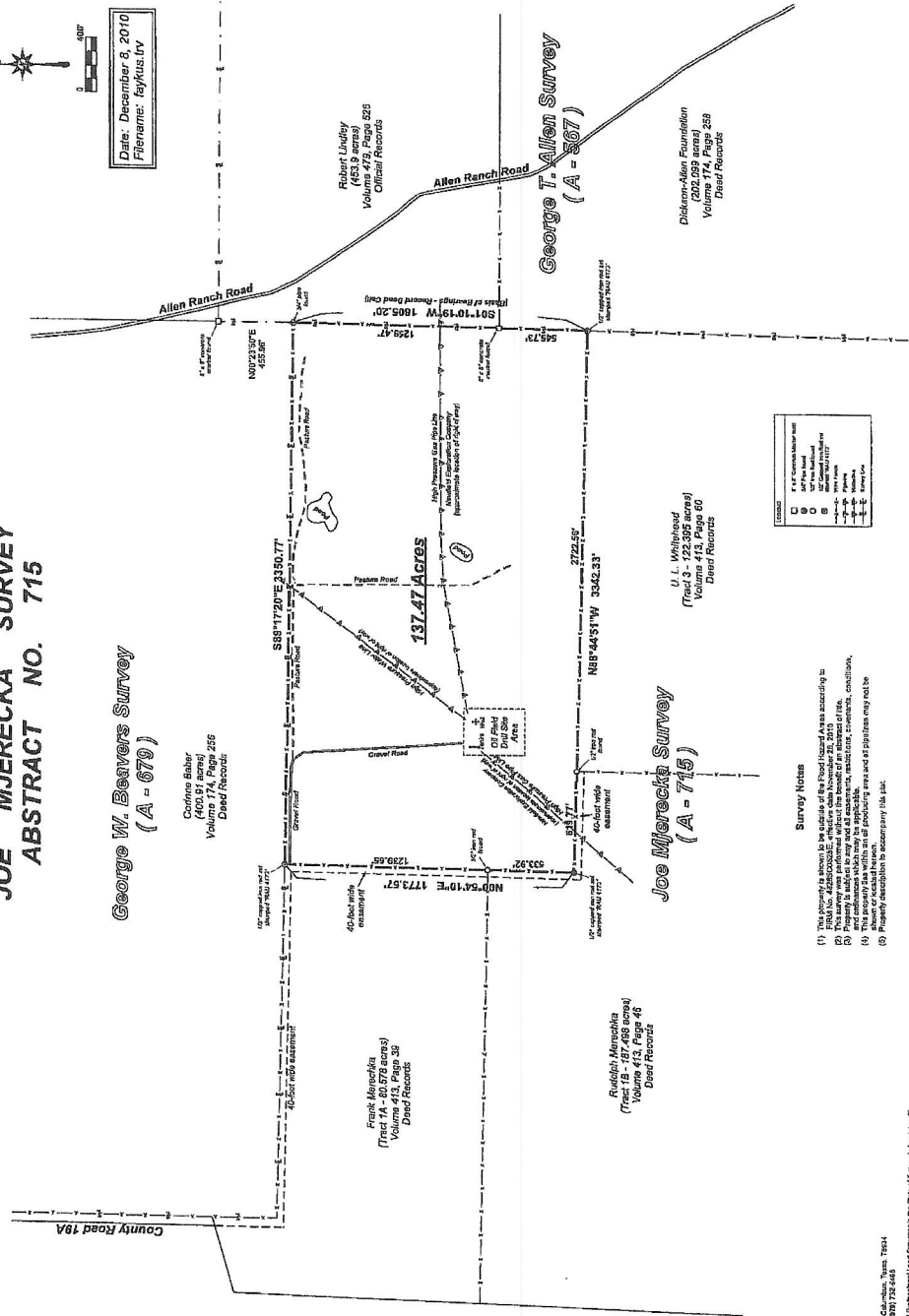
**Joe Mjerecka Survey
(A - 715)**

U. L. Whitehead
(Tract 3 - 122.308 acres)
Volume 413, Page 60
Deed Records

**George T. Allen Survey
(A - 867)**

Robert Liddy
(453.9 acres)
Volume 479, Page 625
Official Records

Dickman-Allen Foundation
(202,098 acres)
Volume 4, Page 259
Deed Records



LEGEND

□	1/4 Section Survey
○	1/4 Section
○	1/2 Section
○	3/4 Section
○	Section
○	Block
○	Well
○	Survey Point

Survey Notes

- (1) This property is shown to be adjacent to the Board of Survey as according to the Board of Survey.
- (2) This survey was performed without the benefit of an abstract of title.
- (3) The survey was performed without the benefit of an abstract of title, and conditions which may be applicable.
- (4) The property is shown as all producing area and all other areas may not be shown.
- (5) Property description is necessary to the plat.

Rau Surveying

UTPL 1007-71 - P.O. Box 685 Columbia, Texas 77824
 Phone: 409-683-1234 Fax: 409-683-1234
 License No. 123456789 State of Texas
 The plat survey was prepared and approved by the State of Texas, which hereby certifies that the survey was performed in accordance with the laws of the State of Texas.

Survey Plat of a land or parcel containing 137.47 acres of land situated in the Joe Mjerecka Survey, Abstract No. 715, Lavaca County, Texas, and being all of that land and described as Tract 2 containing 137.78 acres in Partion Deed dated August 23, 1985, from U.L. Whitehead, et al., to Marilyn Faykus, returned in Volume 413, Page 55, Lavaca County Deed Records.