

Daniel T Donaldson Survey, Abstract No. 16  
Lavaca County, Texas  
5.192 Acres  
Project No. 23-063

**TRACT 1 – SAINT JOHN EVERGREENS**

METES AND BOUNDS DESCRIPTION OF A 5.192 ACRE TRACT OF LAND KNOWN AS TRACT 1 OF THE SAINT JOHN EVERGREENS SUBDIVISION OUT OF AND A PART OF THAT CALLED 21.57 ACRE TRACT OF LAND DESCRIBED IN DEED TO PINHAS BENDAYAN RECORDED IN VOLUME 383, PAGE 778 OF THE DEED RECORDS OF LAVACA COUNTY, TEXAS (D.R.L.C.,TX) AND SITUATED IN THE DANIEL T DONALDSON SURVEY, ABSTRACT NO. 16 OF LAVACA COUNTY, TEXAS. SAID 5.192 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the south right of way line of County Road 226 and in the east line of a called 22.55 acre tract of land described in deed to Herbert C. Pauler and Georgia Pauler recorded in Volume 345, Page 628 D.R.L.C.,TX marking the northwest corner of said 21.57 acre tract and the northwest corner of the herein described tract;

**Thence** with the north line of said 21.57 acre tract and the south right of way line of County Road 226 **North 87 degrees 39 minutes 39 seconds East 274.00 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the northeast corner of the herein described tract and the northwest corner of Tract 2 of Saint John Evergreens Subdivision this day surveyed;

**Thence** on, over and across said 21.57 acre tract with the west line of said Tract 2 **South 02 degrees 20 minutes 21 seconds East 823.18 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the south line of said 21.57 acre tract and in the north line of a called 27.53 acre tract of land described in deed to Thomas Patrick Workman and Mary Sylvia Workman recorded in Volume 922, Page 597 of the Official Public Records of Lavaca County, Texas (O.P.R.L.C.,TX) marking the southeast corner of the herein described tract and the southwest corner of said Tract 2;

**Thence** with the south line of said 21.57 acre tract and the north line of said 27.53 acre tract **South 87 degrees 49 minutes 01 seconds West 275.72 feet** to a found 1/2 inch iron rod in the east line of said 22.55 acre tract marking the southwest corner of said 21.57 acre tract and the northwest corner of said 27.53 acre tract;

**Thence** with the west line of said 21.57 acre tract and the east line of said 22.55 acre tract **North 02 degrees 13 minutes 11 seconds West 822.43 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 5.192 acres within these metes and bounds.

Reference is herein made to the sketch accompanying this metes and bounds description

Bearing Basis: All bearings shown herein referenced to the Texas Coordinate System of 1983 (2011), South Central Zone, U.S. Survey Feet derived from G.P.S. observations.



Donald Ray Hunter, Jr.  
Registered Professional Land Surveyor  
No. 6229 – State of Texas  
Prepared by: HLS Services, LLC  
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