

**TRACT 4 – SAINT JOHN EVERGREENS**

METES AND BOUNDS DESCRIPTION OF A 3.000 ACRE TRACT OF LAND KNOWN AS TRACT 4 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 3.000 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 north line of said 21.57 acre tract and in the south right of way line of County Road 226 marking the northwest corner of the herein described tract and the northeast corner of Tract 3 of Saint John Evergreens Subdivision this day surveyed;

**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 304.33 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the west right of way line of County Road 226 marking the northeast corner of said 21.57 acre tract;

**Thence** with the east line of said 21.57 acre tract and the west right of way line of County Road 226 the following two (2) courses:

1. **South 42 degrees 42 minutes 59 seconds East 19.48 feet** to a found 1/2 inch iron rod;
2. **South 02 degrees 19 minutes 39 seconds East 397.84 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the southeast corner of the herein described tract and the northeast corner of Tract 5 of Saint John Evergreens Subdivision this day surveyed;

**Thence** on, over and across said 21.57 acre tract the following two (2) courses:

1. **South 87 degrees 40 minutes 21 seconds West 316.87 feet** with the north line of Tract 5 to a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the east line of said Tract 3 marking the southwest corner of the herein described tract and the northwest corner of said Tract 5;
2. **North 02 degrees 20 minutes 21 seconds West 412.62 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 3.000 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.



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