

STATE OF TEXAS
COUNTY OF LAVACA

METES AND BOUNDS DESCRIPTION
2666 COUNTY ROAD 247
MOULTON, TEXAS. 77975

ALL THAT CERTAIN 15.088 ACRE TRACT OF LAND SITUATED IN THE WILLIAM PRICE SURVEY, ABSTRACT NO. 364, LAVACA COUNTY, TEXAS, SAID 15.088 ACRE TRACT OF LAND BEING OUT OF A TRACT OF LAND DESCRIBED AS 45.12 ACRES, RECORDED IN VOLUME 945, PAGE 483 OF THE OFFICIAL RECORDS OF LAVACA COUNTY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Basis for bearings: East R.O.W. line of County Road 250, per Volume 945, Page 483 of the Official Records of Lavaca County.

COMMENCING at a 5/8 inch iron rod found for the Northwest corner of said 45.12 acre tract of land and lying in the occupied East R.O.W. line of County Road 250; same being the Southwest corner of a 55.44 acre tract of land described in Volume 607, Page 529 of the Official Records of Lavaca County;

THENCE along the South line of said 55.44 acre tract, North 88° 05' 31" East a distance of 1300.07 feet to a ½ inch iron rod with cap set for the **POINT OF BEGINNING**, of the herein described 15.088 acre tract of land;

THENCE continuing along the South line of said 55.44 acre tract of land, North 88° 05' 31" East a distance of 197.06 feet to an angle point in the North line of the herein described 15.088 acre tract of land and being the Northwest corner of a 50.1 acre tract of land described in Volume 299, Page 875 of the Official Records of Lavaca County;

THENCE along the West line of said 50.1 acre tract of land, South 01° 46' 42" East a distance of 377.75 feet to a ½ inch iron rod found for an angle point;

THENCE continuing along the West line of said 50. Acre tract of land, North 88° 13' 59" East a distance of 444.76 feet, (called 444.81 feet) to an angle point;

THENCE continuing along the West line of said 50. Acre tract of land, South 12° 11' 31" East a distance of 800.07 feet, (called South 12° 07' 37" East – 799.90 feet) to the Southeast corner of the herein described 15.088 acre tract of land, same being the Southwest corner of said 50.1 acre tract and lying in the occupied North R.O.W. line of County Road 247;

THENCE along the occupied North R.O.W. line of County Road 247, South 88° 14' 59" West a distance of 822.57 feet to a ½ inch iron rod with cap set for the Southwest corner of the herein described 15.088 acre tract of land;

THENCE across and through said 45.12 acre tract of land, NORTH a distance of 1164.44 feet to the **POINT OF BEGINNING** and containing 15.088 acres of land, more or less.

PLAT ATTACHED



For Daram Engineers, Inc.
BARRY D. ADKINS, R.P.L.S. No. 6137
March 19, 2023

Job # S202277975-2666CR247Tract3