

WILLIAM ARTHUR TYMEL
125.370 ACRES
METES AND BOUNDS DESCRIPTION

Being 125.370 acres of land situated approximately 10 miles northwest of the City of Hallettsville in the Williamson Daniels Survey (Abstract No. 11) in Lavaca County, Texas and being all of that called 55 acre Tract 1 and all of that called 70 acre Tract 2 described in a Warranty Deed from Willie May Tymel to William Arthur Tymel, dated July 20, 1994, recorded in Volume 332, Page 113 of the Lavaca County Official Records. All deed references herein are to said Lavaca County Official Records unless otherwise noted. Metes and bounds description of said 125.370 acres is as follows:

BEGINNING at a 1/2" steel rod found for the northeast corner of the James L. Pustka, et ux 79.33 acre tract (Volume 426, Page 881 of the Lavaca County Deed Records), same being in the southerly right-of-way line of a public road (signed Lavaca County Road 265) and the westerly northwest corner of said 70 acre Tract 2, same also being the northwest corner of said 125.370 acres;

THENCE North 88° 02' 22" East (called North 88° 30' East) along the North line of said 70 acre Tract 2 and along said southerly right-of-way line of road, at 20 feet pass a point for the westerly northeast corner of said 70 acre Tract 2, said point being the northwest corner of said 55 acre Tract 1, and then continuing along the North line of said 55 acre Tract 1 (called East), for a total distance of 1,436.58 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS # 4518" set for the northeast corner of said 55 acre Tract 1, same being the northeast corner of said 125.370 acres and in the turn of said road;

THENCE South 01° 14' 30" East (called South) along the East line of said 55 acre Tract 1 and along the westerly right-of-way line of road, at 442.76 feet pass a 1/2" iron rod found for the northwest corner of the Melvin J. Theriot, Jr., et ux 115.355 acre tract (Volume 271, Page 127), same being in another turn of said road, and then continuing along the line common to said 55 acre Tract 1 and said Theriot 115.355 acre tract, at approximately 611.3 varas or 1,698 feet pass a point for the southeast corner of said 55 acre Tract 1, said point being the northeast corner of said 70 acre Tract 2, and then continuing along the line common to said 70 acre Tract 2 and said Theriot 115.355 acre tract, at 3,652.23 feet pass a called planted rock found for reference, for a total distance of 3,703.38 feet to a point on the northerly gradient boundary of the Lavaca River for the southeast corner of said 70 acre Tract 2, said point also being the southeast corner of said 125.370 acres;

THENCE along said northerly gradient boundary of the Lavaca River and along the southerly boundary of said 70 acre Tract 2 with the following courses and distances:

South 81° 58' 06" West 73.75 feet;

South 78° 48' 32" West 119.73 feet;

South 57° 15' 17" West 65.29 feet;

South 73° 49' 09" West 88.54 feet;

South 83° 33' 39" West 189.70 feet;

South 84° 10' 35" West 157.02 feet;

South 86° 05' 07" West 173.47 feet;

South 86° 25' 59" West 172.51 feet;

South 77° 47' 08" West 223.82 feet;

South 73° 48' 08" West 123.04 feet;

and South 69° 50' 45" West, a distance of 74.35 feet to a point on said northerly gradient boundary of the Lavaca River for the southwest corner of said Tract 2, said point also being the southeast corner of said Pustka 79.33 acre tract and the southwest corner of said 125.370 acres, from which a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS # 4518" set for reference bears North 01° 18' 31" West 121.47 feet;

THENCE North 01° 18' 31" West (called North) along a line common to said Pustka 79.33 acre tract and said 70 acre Tract 2, at 121.47 feet said reference rod, for a total distance of 1,827.37 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS # 4518" set for an angle corner in the East line of said Pustka 79.33 acre tract, same being an angle corner in the West line of said 70 acre Tract 2 and an angle corner in the West line of said 125.370 acres;

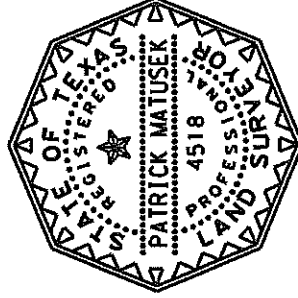
THENCE North 01° 17' 41" West (called North) along a second line common to said Pustka 79.33 acre tract and said 70 acre Tract 2, a distance of 2,087.60 feet to the **POINT OF BEGINNING**, containing 125.370 acres of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.) South Central Zone. All distances and coordinates are surface and may be converted to grid by dividing by conversion factor of 1.00013.

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 C. Matusek

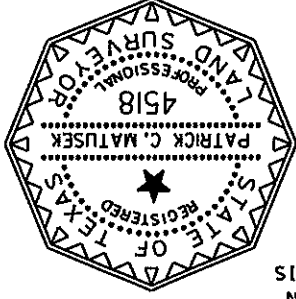
Patrick C. Matusek
Registered Professional Land Surveyor
License No. 4518, State of Texas
Surveyed June 10, 2010



SURVEYOR

[Signature]

AS PERFORMED ON
DATE, AND THAT THIS
FACTS FOUND AT



SURVEY PLAT OF 125.370 ACRES OF LAND SITUATED
APPROXIMATELY 10 MILES NORTHWEST OF THE CITY OF
HALLETTSVILLE IN THE WILLIAMSON DANIELS SURVEY
(ABSTRACT NO. 11) IN LAVACA COUNTY, TEXAS AND
BEING ALL OF THAT CALLED 55 ACRE TRACT 1 AND ALL
OF THAT CALLED 70 ACRE TRACT 2 DESCRIBED IN A
WARRANTY DEED FROM WILLIE MAY TYMEL TO WILLIAM
ARTHUR TYMEL, DATED JULY 20, 1994, RECORDED IN
VOLUME 332, PAGE 113 OF THE LAVACA COUNTY
OFFICIAL RECORDS

FROM	TO	DIRECTION	DISTANCE	FROM	TO	DIRECTION	DISTANCE
F	G	S84°10'35"W	157.02'	K	L	S69°50'45"W	74.35'
E	F	S83°33'39"W	189.70'	J	K	S73°48'08"W	123.04'
D	E	S73°49'09"W	88.54'	I	J	S77°47'08"W	223.82'
C	D	S57°15'17"W	65.29'	H	I	S86°25'59"W	172.51'
B	C	S78°48'32"W	119.73'	G	H	S86°05'07"W	173.47'
A	B	S81°58'06"W	73.75'				

COURSES AND DISTANCES ALONG THE NORTHERLY GRADIENT BOUNDARY OF
LAVACA RIVER

JAMES L. PUSTKA, ET UX
79.33 ACRES
(VOL. 426, PG. 881 OF THE
LAVACA COUNTY DEED RECORDS)

WILLIAM ARTHUR TYMEL
125.370 ACRES

(TRACT 1, VOL. 332, PG. 113)
55 ACRES

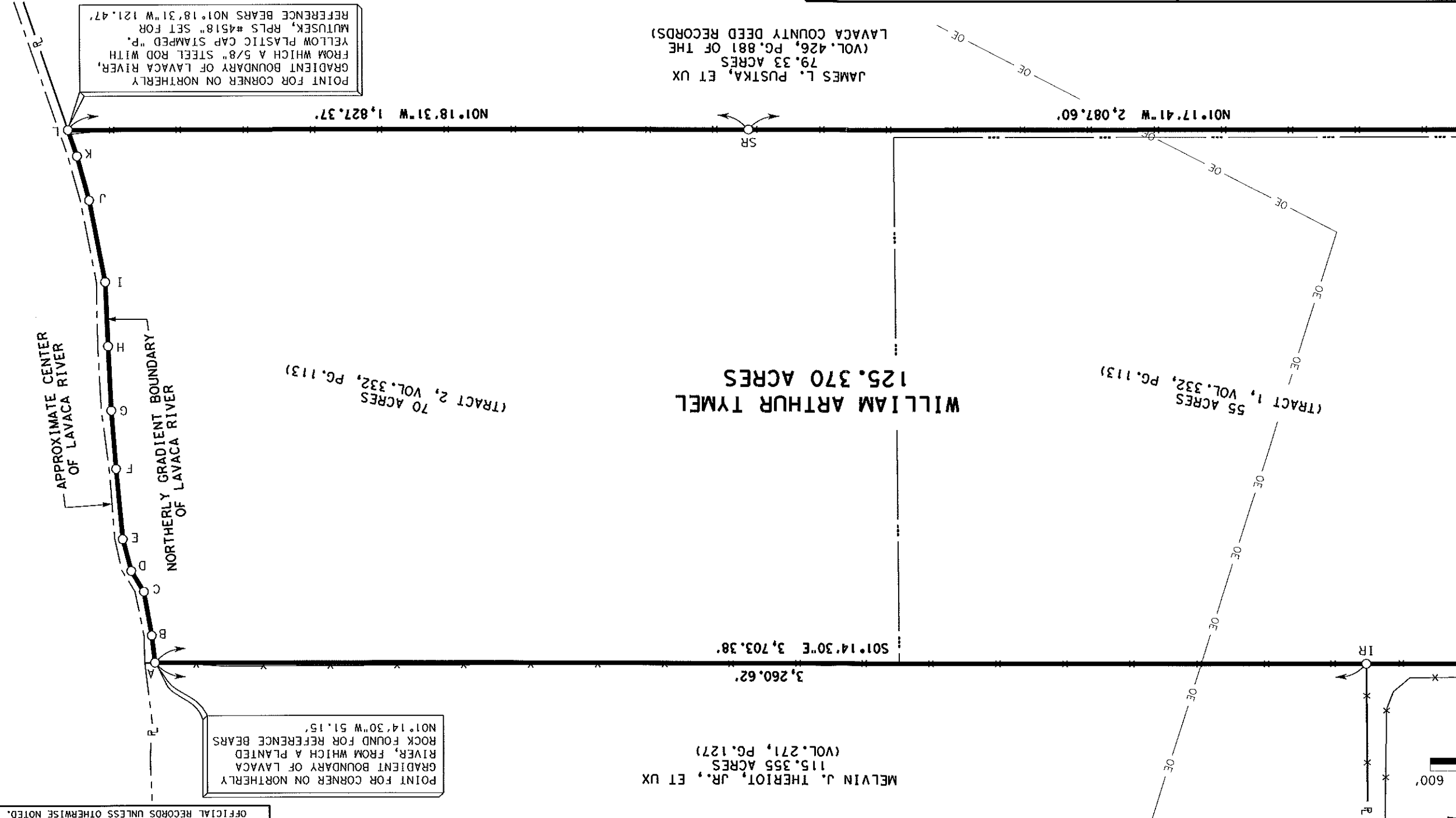
MELVIN J. THERIOT, JR., ET UX
115.355 ACRES
(VOL. 271, PG. 127)

POINT FOR CORNER ON NORTHERLY
GRADIENT BOUNDARY OF LAVACA RIVER,
FROM WHICH A 5/8" STEEL ROD WITH
YELLOW PLASTIC CAP STAMPED "P."
MUTUSEK, RPLS #4518" SET FOR
REFERENCE BEARS N01°18'31"W 121.47'

POINT FOR CORNER ON NORTHERLY
GRADIENT BOUNDARY OF LAVACA
RIVER, FROM WHICH A PLANTED
ROCK FOUND FOR REFERENCE BEARS
N01°14'30"W 51.15'

APPROXIMATE CENTER
OF LAVACA RIVER

NORTHERLY GRADIENT BOUNDARY
OF LAVACA RIVER



ALL RECORDS UNLESS OTHERWISE NOTED.