



METES AND BOUNDS DESCRIPTION  
1068 COUNTY ROAD 360  
SHINER, TEXAS. 77984

ALL THAT CERTAIN 27.79 ACRE TRACT OF LAND SITUATED IN THE ANTHONY BROWN SURVEY, ABSTRACT NO. 76, LAVACA COUNTY AND BEING THE SAME CALLED 31.681 ACRE TRACT OF LAND DESCRIBED IN VOLUME 974, PAGE 546 OF THE OFFICIAL PUBLIC RECORDS OF LAVACA COUNTY, DATED MAY 26, 2023; WHICH IS OUT OF A CALLED 36.519 ACRE TRACT OF LAND DESCRIBED IN 211, PAGE 104 OF THE LAVACA COUNTY DEED RECORDS, DATED OCTOBER 23, 1961 AND SAME TRACT BEING CALLED A 39.72 ACRE TRACT OF LAND DESCRIBED IN VOLUME 174, PAGE 122 OF THE LAVACA COUNTY DEED RECORDS, DATED NOVEMBER 10, 1952; SAVE AND EXCEPT, A 13/25THS OF AN ACRE DESCRIBED IN SAID VOLUME 174, PAGE 122; SAID 27.79 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Basis for bearings: Texas State Plane Coordinate System, South Central Zone No. 4204, NAD83.

**BEGINNING** at a Concrete Monument found for the Southwest corner of the herein described 27.79 acre tract of land, said point lying in the R.O.W. of County Road 306, (no recordation found at time of survey) and lying in the North R.O.W. line of U. S. Highway 90-A (200' R.O.W. per Volume 119, Page 178 of the Lavaca County Deed Records) and being the occupied Southeast corner of a 40.696 acre tract of land described in Volume 322, Page 754 of the Lavaca County Deed Records;

**THENCE** along the East line of said 40.696 acre tract and along said County Road 306, North 02° 57' 29" West a distance of 2035.57 feet to a ½ inch iron rod found for the Northwest corner of the herein described 27.79 acre tract of land, said point also lying in the South line of an apparent, abandoned R.O.W. for said County Road 360;

**THENCE** along the South line of an apparent, abandoned R.O.W. for said County Road 360, North 88° 15' 34" East a distance of 611.15 feet to a ½ inch iron rod with cap set for the Northeast corner of the herein described 27.79 acre tract of land, said point also lying in the West line of said 13/25ths acre; Save and Except, tract of land;

**THENCE** along the West line of said 13/25ths acre tract of land; the following courses:

- South 14° 25' 50" East a distance of 14.03 feet to a ½ inch iron rod with cap set for an angle point;
- South 16° 02' 14" West a distance of 72.29 feet to a ½ inch iron rod with cap set for an angle point;
- South 02° 55' 50" East a distance of 100.00 feet to a ½ inch iron rod with cap set for an angle point;
- South 06° 09' 53" West a distance of 110.32 feet to a ½ inch iron rod with cap set for an angle point;
- South 40° 10' 50" East a distance of 41.67 feet to a ½ inch iron rod with cap set for the South corner of said 13/25ths acre tract of land;

**THENCE** along the occupied West line of a 214.01 acre tract of land described in Volume 358, Page 571 of the Lavaca County Deed Records, South 05° 16' 52" East a distance of 112.37 feet to a 5/8 inch iron rod found for an angle point;

**THENCE** continuing along the occupied West line of said 214.01 acre tract of land, South 02° 10' 05" East a distance of 1619.29 feet to a ½ inch iron rod with cap set for the Southeast corner of the herein described 27.79 acre tract of land, said point also lying in the West line of said 214.01 acre tract and lying in the North R.O.W. line of U. S. Highway 90-A (200' R.O.W. per Volume 119, Page 178 of the Lavaca County Deed Records);

**THENCE** along the North R.O.W. line of U. S. Highway 90-A, North 89° 41' 56" West a distance of 581.11 feet to the **POINT OF BEGINNING** and containing 27.79 acres of land, more or less.

PLAT ATTACHED



For Daram Engineers, Inc.  
BARRY D. ADKINS, R.P.L.S. No. 6137  
November 27, 2024