

**TRACT A
5.00 ACRES**

THE STATE OF TEXAS}

THE COUNTY OF GOLIAD}

BEING a 5.00 acre tract of land situated in the James O'Neal Survey, Abstract 224, Goliad County, Texas, and being that same tract of land described as 5.00 acres as conveyed by Dan Hencerling, Trustee of the Dan Mark Hencerling Trust to Danette Hencerling Bonneau according to instrument recorded in Volume 369, Page 273 of the Official Records of said County, also being comprised of a portion of a called 64.42 acre tract of land conveyed from YOK Partnership to Dan Hencerling, as Trustee of the Dan Mark Hencerling Trust, according to instrument recorded in Volume 358, Page 133 of the Official Records of Goliad County, Texas, said 5.00 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar found marking the common corner of said 5.00 acre tract of land and that certain tract of land described as 0.19 acre as conveyed in same instrument recorded in Volume 369, Page 273 of the Official Records of said County, said rebar being North 00 deg. 41' 07" West, a distance of 297.12 feet and North 83 deg. 02' 41" West, a distance of 403.11 feet from the common corner of said Hencerling tract of land and that certain tract of land called 65.42 acres conveyed to Trudi Taylor, as Trustee of the Trudi Jean Taylor Trust, according to instrument recorded in Volume 358, Page 178 of the Official Records of said County, said common corner being in the west line of the Hencerling Road right-of-way;

THENCE, North 83 deg. 02' 41" West (*Basis of Bearing*), into said called 64.42 acre tract, for a distance of 459.88 feet (record) to a 5/8 inch diameter steel rebar found marking the southwest corner of the herein described tract;

THENCE, North 00 deg. 41' 07" West, continuing into said called 64.42 acre tract, for a distance of 450.00 feet (record) to a 5/8 inch diameter steel rebar found marking the northwest corner of the herein described tract;

THENCE, East, continuing into said called 64.42 acre tract, for a distance of 455.83 feet (record) to a 5/8 inch diameter steel rebar found marking the northeast corner of the herein described tract;

THENCE, South 00 deg. 41' 07" East, continuing into said called 64.42 acre tract, for a distance of 505.69 feet (record) to the **POINT OF BEGINNING**, CONTAINING within these metes and bounds a 5.00 acre tract of land, more or less.

Bearings based on bearings of record in Volume 369, Page 273 of the Official Records of Goliad County, Texas.

**TRACT B
0.19 ACRE
20' ACCESS EASEMENT**

THE STATE OF TEXAS}

THE COUNTY OF GOLIAD}

BEING a 0.19 acre tract of land for an access easement situated in the James O'Neal Survey, Abstract 224, Goliad County, Texas, and being that same tract of land described as 0.19 acre as conveyed by Dan Hencerling, Trustee of the Dan Mark Hencerling Trust to Dannette Hencerling Boaneau according to instrument recorded in Volume 369, Page 273 of the Official Records of said County, also being comprised of a portion of a called 64.42 acre tract of land conveyed from YOK Partnership to Dan Hencerling, as Trustee of the Dan Mark Hencerling Trust, according to instrument recorded in Volume 358, Page 133 of the Official Records of Goliad County, Texas, said 0.19 acre tract of land for an access easement being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar found marking the common corner of said 0.19 acre tract of land and that certain tract of land described as 5.00 acres as conveyed by same instrument recorded in Volume 369, Page 273 of the Official Records of said County, said rebar being North 00 deg. 41' 07" West, a distance of 297.12 feet and North 83 deg. 02' 41" West, a distance of 403.11 feet from the common corner of said Hencerling tract of land and that certain tract of land called 65.42 acres conveyed to Trudi Taylor, as Trustee of the Trudi Jean Taylor Trust, according to instrument recorded in Volume 358, Page 178 of the Official Records of said County, said common corner being in the west line of the Hencerling Road right-of-way, and further said rebar being S 83 deg. 02' 41" E (Basis of Bearing), a distance of 459.88 feet (record) from a 5/8 inch diameter steel rebar found marking the southwest corner of said 5.00 acre tract of land;

THENCE, North 00 deg. 41' 07" West, into said called 64.42 acre tract and with the east line of said 5.00 acre tract, for a distance of 20.18 feet (record) to a point for a corner, being the northwest corner of the herein described tract;

THENCE, South 83 deg. 02' 41" East, continuing into said called 64.42 acre tract, for a distance of 403.11 feet (record) to a point for a corner in the west line of the aforementioned right-of-way and the east line of said called 64.42 acre tract, being the northeast corner of the herein described tract;

THENCE, South 00 deg. 41' 07" East, with the west line of said right-of-way and the east line of said called 64.42 acre tract, for a distance 20.18 feet (record) to a point for corner;

THENCE, North 83 deg. 02' 41" West, into said called 64.42 acre tract, for a distance of 403.11 feet (record) to the **POINT OF BEGINNING**, **CONTAINING** within these metes and bounds a 0.19 acre tract of land, more or less.

Bearings based on bearings of record in Volume 369, Page 273 of the Official Records of Goliad County, Texas.



Goliad County
Vickie Quinn
Goliad County Clerk

Instrument Number: 6

Foreclosure Posting

Recorded On: June 08, 2023 02:17 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 6
Receipt Number: 20230608000006
Recorded Date/Time: June 08, 2023 02:17 PM
User: Annie B
Station: clerk01

Record and Return To:

WOOLSEY LEGAL SERVICES
5906 Raven Hill Rd
Corpus Christi TX 78414



STATE OF TEXAS
Goliad County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Goliad County, Texas

Vickie Quinn
Goliad County Clerk
Goliad County, TX

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