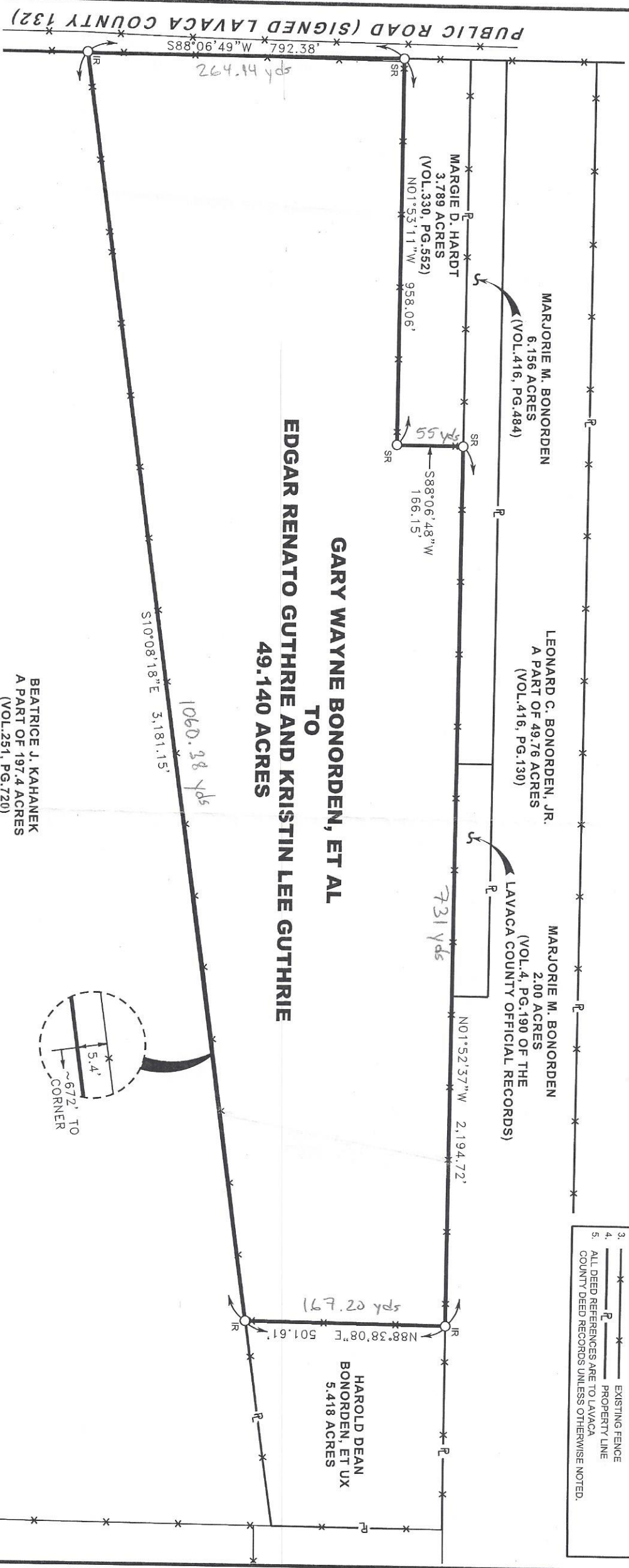


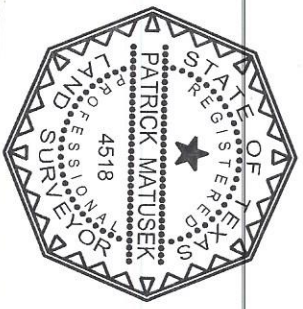
- GENERAL NOTES
1. O SR = SET 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "P. MATUSEK, RPLS #4518"
 2. O IR = FOUND 5/8" IRON ROD
 3. ———— R ———— EXISTING FENCE
 4. ———— P ———— PROPERTY LINE
 5. ALL DEED REFERENCES ARE TO LAVACA COUNTY DEED RECORDS UNLESS OTHERWISE NOTED.



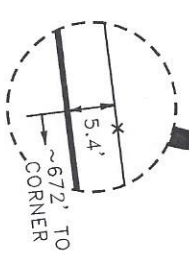
I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

Patrick Matussek

PATRICK MATUSEK
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4518,
STATE OF TEXAS
SURVEYED JANUARY 6, 2015



JOHN HALLETT LEAGUE
(A-217)



SURVEY PLAT OF 49.140 ACRES OF LAND SITUATED APPROXIMATELY THREE MILES EAST OF THE CITY OF HALLETTSVILLE IN THE JOHN HALLETT LEAGUE (ABSTRACT NO. 217) IN LAVACA COUNTY, TEXAS, AND BEING ALL OF THAT 49.143 ACRE TRACT DESCRIBED IN A GIFT DEED FROM LEONARD C. BONORDEN, JR. TO GARY WAYNE BONORDEN, ET AL, DATED DECEMBER 29, 1995, RECORDED IN VOLUME 85, PAGE 282 OF THE LAVACA COUNTY OFFICIAL RECORDS.

**GARY WAYNE BONORDEN, ET AL
TO
EDGAR RENATO GUTHRIE AND KRISTIN LEE GUTHRIE
49.140 ACRES
METES AND BOUNDS DESCRIPTION**

Being 49.140 acres of land situated approximately three miles East of the City of Hallettsville in the John Hallett League (Abstract No. 217) in Lavaca County, Texas, and being all of that 49.143 acre tract (resurveys 49.140 acres) described in a Gift Deed from Leonard C. Bonorden, Jr. to Gary Wayne Bonorden, et al, dated December 29, 1995, recorded in Volume 85, Page 282 of the Lavaca County Official Records. All deed references herein are to the Lavaca County Deed Records unless otherwise noted. Metes and bounds description of said 49.140 acres is as follows:

BEGINNING at a 5/8" iron rod set for the southeast corner of said 49.143 acre tract, same being the southwest corner of the Beatrice J. Kahanek 197.4 acre tract (Volume 251, Page 720) and in the North right-of-way line of a public road (signed Lavaca County Road 132), same also being the southeast corner of said 49.140 acres;

THENCE South 88 deg. 06 min. 49 sec. West (called South 89 deg. 59 min. 40 sec. West) with said North right-of-way line of road and with the South line of said 49.143 acre tract, a distance of 792.38 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518 set for the South corner of said 49.143 acre tract, same being the South corner of said 49.140 acres and the southeast corner of the Margie D. Hardt 3.789 acre tract (Volume 330, Page 552);

THENCE North 01 deg. 53 min. 11 sec. West (called North 00 deg. 00 min. 20 sec. West) with a line common to said 49.143 acre tract and said Hardt 3.789 acre tract, a distance of 958.06 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for the interior southerly corner of said 49.143 acre tract, same being the interior southerly corner of said 49.140 acres and the northeast corner of said Hardt 3.789 acre tract;

THENCE South 88 deg. 06 min. 48 sec. West (called South 89 deg. 59 min. 40 sec. West) with a second line common to said 49.143 acre tract and said Hardt 3.789 acre tract, a distance of 166.15 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518 set for the upper southwesterly corner of said 49.143 acre tract, same being the northwest corner of said Hardt 3.789 acre tract and in the East line of the Marjorie M. Bonorden 6.156 acre tract (Volume 416, Page 484), same also being the upper southwesterly corner of said 49.140 acres;

THENCE North 01 deg. 52 min. 37 sec. West (called North 00 deg. 00 min. 00 sec. West) with the line common to said 49.143 acre tract and said Bonorden 6.156 acre tract, at 793.41 feet pass a 1/2" iron rod found 0.13 of a foot left for the southeast corner of the Marjorie M. Bonorden 2.00 acre tract (Volume 4, Page 190 of said Lavaca County Official Records), same being the northeast corner of said Bonorden 6.156 acre tract, and then continuing along the line common to said Bonorden 2.00 acre tract and said 49.143 acre tract, at 1,374.10 feet pass a 1/2" iron rod found 0.22 of a foot right for the northeast corner of said Bonorden 2.00 acre tract, same being in the East line of the Leonard C. Bonorden, Jr. 49.76 acre tract (Volume 416, Page 130), and then continuing along the line common to said 49.143 acre tract and said Bonorden 49.76 acre tract, for a total distance of 2,194.72 feet (called 2,194.66 feet) to a 5/8" iron rod found for the northwest corner of said 49.143 acre tract, same also being the southwest corner of the Harold Dean Bonorden, et ux 5.418 acre tract and the northwest corner of said 49.140 acres;

THENCE North 88 deg. 38 min. 08 sec. East (called South 89 deg. 29 min. 29 sec. East) along the line common to said 49.143 acre tract and said Bonorden 5.418 acre tract, a distance of 501.61 feet (called 501.75 feet) to a 5/8" iron rod found for the northeast corner of said 49.143 acre tract, same being the southeast corner of said Bonorden 5.418 acre tract and in the West line of said Kahanek 197.4 acre tract, same also being the northeast corner of said 49.140 acres;

THENCE South 10 deg. 08 min. 18 sec. East (called South 08 deg. 15 min. 27 sec. East) along the line common to said 49.143 acre tract and said Kahanek 197.4 acre tract, a distance of 3,181.15 feet to the point of BEGINNING, containing 49.140 acres of land.

I hereby certify the foregoing metes and bounds description and attached survey plat were prepared from a survey performed on the ground under my supervision, and represent the facts found at the time of the survey.

Patrick Matussek

Patrick Matussek
Registered Professional Land Surveyor
Firm No. 100491-02
License No. 4518, State of Texas
Surveyed January 6, 2015

