

- = SET CAPPED 1/2" IRON ROD
 ● = FOUND 5/8" IRON ROD
 -X-X-X- EXISTING FENCE
 -E-E-E- OVERHEAD ELECTRIC LINE

BARNARD BROWN SURVEY
 (A-74)

Public Road (U.S. Highway No. 77)

Debra Ann Schneider
 0.46 Acres
 (Vol. 428, Pg. 803 of the
 Lavaca County Deed Records)

Billy J. Hrcir, et ux
 0.824 Acres
 (Vol. 103, Pg. 49 of the
 Lavaca County Official Records)

Leo Besetsny, et ux
 remainder of 1.09 Acres
 (Vol. 250, Pg. 567 of the
 Lavaca County Deed Records)

Fred F. Urbish
 30 Acres
 (Vol. 158, Pg. 303 of the
 Lavaca County Deed Records)

N 13°58'30" E 309.97'

S 84°04'22" E 216.12'

○ Sign

Buildings

1.8 ACRES

S 00°38'01" E 308.94'

Carrie Besetsny
 remainder of 1.09 Acre
 (Second Tract - Vol. 362, Pg. 583
 of the Lavaca
 County Deed Records)

N 84°04'22" W 294.82'

Carrie Besetsny
 remainder of 1 Acre
 (First Tract - Vol. 362, Pg. 583
 of the Lavaca County
 Deed Records)

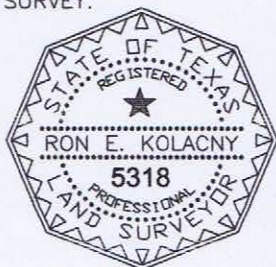
Fred F. Urbish 1,107 square vara (0.196 acre)
 (Vol. 158, Pg. 310 of the Lavaca County Deed Records)



SCALE: 1"=60'

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.

Ron E. Kolacny
 RON E. KOLACNY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 LICENSE NO. 5318
 STATE OF TEXAS
 SURVEYED JULY 30, 2018
 JOB NO. 18957



SURVEY PLAT SHOWING 1.8 ACRES OF LAND SITUATED IN THE
 BARNARD BROWN SURVEY (ABSTRACT NO. 74), LOCATED WITHIN THE
 CITY OF HALLETTSVILLE, LAVACA COUNTY, TEXAS AND BEING A PORTION
 OF THAT ONE ACRE (FIRST TRACT) AND A PORTION OF THAT 1.09
 ACRE (SECOND TRACT), BOTH DESCRIBED IN A QUITCLAIM DEED FROM
 LEASLEY BESETSNY TO CARRIE BESETSNY, DATED DECEMBER 3, 1983,
 RECORDED IN VOLUME 362, PAGE 583 OF THE LAVACA COUNTY DEED
 RECORDS AND A PORTION OF THAT 1.09 ACRE TRACT DESCRIBED IN
 A DEED FROM REV. RUDOLPH C. HOFFMAN TO LEO BESETSNY, ET UX,
 DATED SEPTEMBER 21, 1968, RECORDED IN VOLUME 250, PAGE 567
 OF THE LAVACA COUNTY DEED RECORDS

1.8 ACRES
LEGAL DESCRIPTION

DESCRIPTION OF 1.8 ACRES OF LAND SITUATED IN THE BARNARD BROWN SURVEY (ABSTRACT NO. 74) LAVACA COUNTY, TEXAS AND BEING A PORTION OF THAT ONE ACRE (FIRST TRACT) AND A PORTION OF THAT 1.09 ACRE (SECOND TRACT), BOTH DESCRIBED IN A QUITCLAIM DEED FROM LEASLEY BESETSNY TO CARRIE BESETSNY, DATED DECEMBER 3, 1983, RECORDED IN VOLUME 362, PAGE 583 OF THE LAVACA COUNTY DEED RECORDS AND A PORTION OF THAT 1.09 ACRE TRACT DESCRIBED IN A DEED FROM REV. RUDOLPH C. HOFFMAN TO LEO BESETSNY, ET UX, DATED SEPTEMBER 21, 1968, RECORDED IN VOLUME 250, PAGE 567 OF THE LAVACA COUNTY DEED RECORDS. SAID 1.8 ACRES DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8" iron rod found for the southeast corner of said Besetsny one acre tract, same being the northeast corner of the Fred F. Urbish 1,107 square vara (0.196 acre) tract (Vol. 158, Pg. 310 of the Lavaca County Deed Records) and in the West line of the Fred F. Urbish 30 acre tract (Vol. 158, Pg. 303 of the Lavaca County Deed Records);

THENCE, N 00°38'01" W, along the line common to said Besetsny one acre tract and said Urbish 30 acre tract, a distance of 126.75 feet to a capped 1/2" iron rod set for the southeast and **BEGINNING** corner of said 1.8 acres;

THENCE, N 84°04'22" W, and severing the Besetsny one acre tract at approximately 63 feet pass the common line of said Besetsny one acre tract and said Besetsny 1.09 acre tract (362/583) and then severing the Besetsny 1.09 acre tract (362/583) for a total distance of 294.82 feet to a capped 1/2" iron rod set in the West line of said Besetsny 1.09 acre tract (362/583), same being in the East line of a public road (U.S. Highway No. 77) and the southwest corner of said 1.8 acres;

THENCE, N 13°58'30" E, along said East line of U.S. Highway No. 77, a distance of 309.97 feet to a capped 1/2" iron rod set for the southwest corner of the Debra Ann Schneider 0.46 acre tract (Vol. 428, Pg. 803 of the Lavaca County Deed Records), said Schneider 0.46 acre tract being out of and a portion of the Besetsny 1.09 acre tract (250/567), same being the northwest corner of said 1.8 acres;

THENCE, S 84°04'22" E, a distance of 216.12 feet to a 1/2" iron rod found for the southeast corner of said Schneider 0.46 acres, same being in the West line of the Billy J. Hrcir, et ux 0.824 acre tract (Vol. 103, Pg. 49 of the Lavaca County Official Records) and the northeast corner of said 1.8 acres;

THENCE, S 00°38'01" E, a distance of 308.94 feet to the POINT OF BEGINNING, containing 1.8 acres of land.

The description of said 1.8 acre tract of land and attached plat represent an on the ground survey made by me and under my direct supervision.

Ron E. Kolacny

Ron E. Kolacny
Registered Professional Land Surveyor No. 5318
State of Texas
Surveyed July 30, 2018
J.P.L.S.
3465 U.S. Highway 90A E
Hallettsville, Texas 77964
361-798-5208
Job No. 18957

