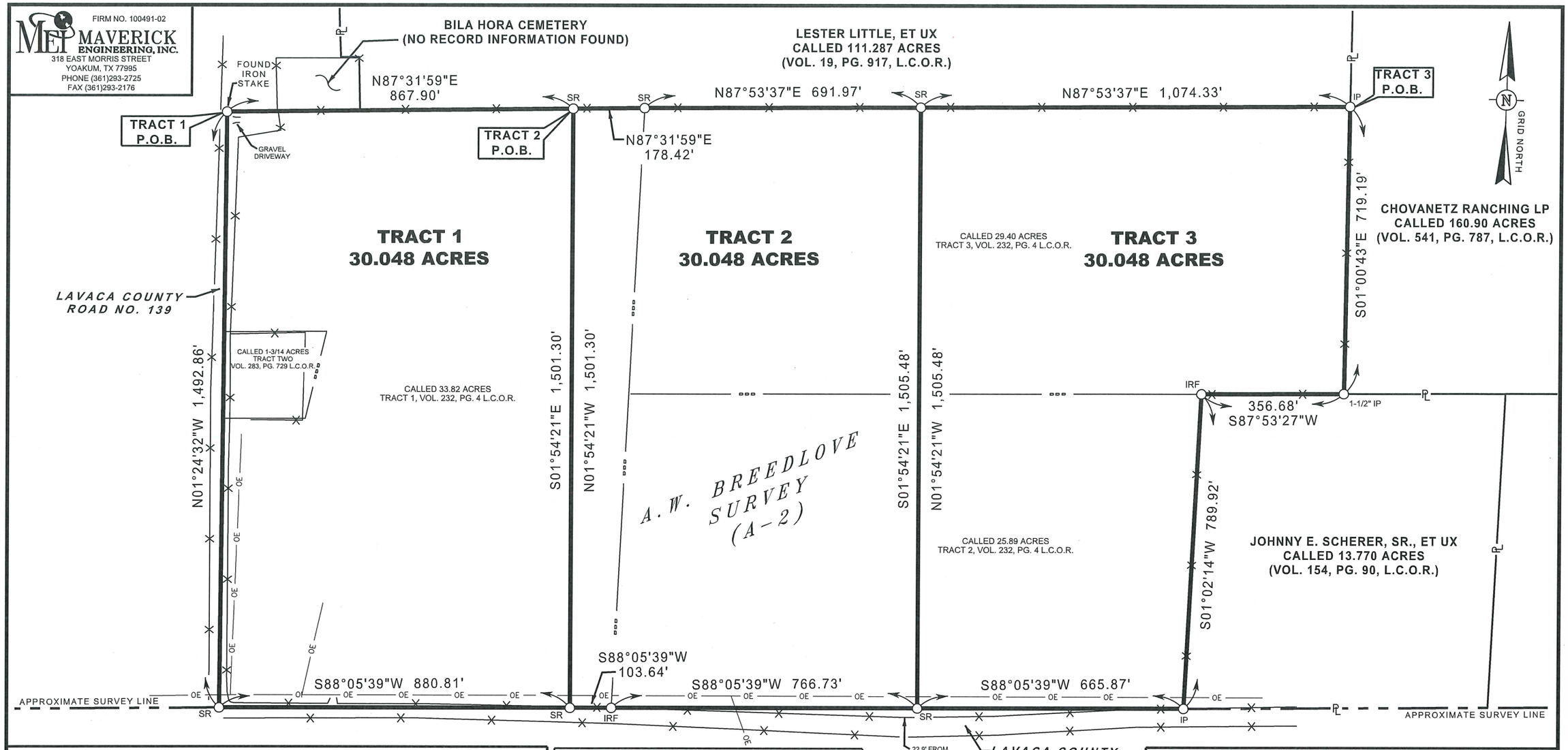
FIRM NO. 100491-02
MAVERICK ENGINEERING, INC.
318 EAST MORRIS STREET
YOAKUM, TX 77995
PHONE (361)293-2725
FAX (361)293-2176



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.

JEREMY L. BLUDAU
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6390,
STATE OF TEXAS
SURVEYED APRIL 1, 2019

STATE OF TEXAS
REGISTERED
JEREMY LANE BLUDAU
6390
PROFESSIONAL
LAND SURVEYOR

GENERAL NOTES

1. SR = SET 5/8" STEEL ROD WITH ORANGE PLASTIC CAP STAMPED "J. BLUDAU, RPLS #6390"
2. IP = FOUND 1" IRON PIPE
3. IRF = FOUND 1/2" IRON ROD
4. PARENT TRACT LINE
5. EXISTING FENCE
6. PROPERTY LINE
7. P.O.B. = POINT OF BEGINNING
8. L.C.O.R. = LAVACA COUNTY OFFICIAL RECORDS
9. L.C.D.R. = LAVACA COUNTY DEED RECORDS
10. THE BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83(2011) (TEXAS SOUTH CENTRAL ZONE 4204) AS DERIVED FROM GPS OBSERVATIONS.
11. THE DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00013.

SURVEY PLAT OF THREE EQUAL 30.048 ACRE TRACTS OF LAND SITUATED APPROXIMATELY 11.0 MILES NORTHEAST OF THE CITY OF HALLETTSVILLE, IN THE A.W. BREEDLOVE SURVEY (ABSTRACT NO. 2), IN LAVACA COUNTY, TEXAS, AND SAID THREE TRACTS TOGETHER BEING ALL OF THAT CALLED 1-3/14 ACRE TRACT DESCRIBED AS TRACT TWO IN A SPECIAL WARRANTY DISTRIBUTION DEED FROM BILLY J. GRIFFIN AND HELEN JEANETTE GRIFFIN TO MARY BETH GRIFFIN, DATED MARCH 11, 2003, RECORDED IN VOLUME 283, PAGE 729 OF THE LAVACA COUNTY OFFICIAL RECORDS AND ALL OF THAT CALLED 33.82 ACRE TRACT 1, THAT CALLED 25.89 ACRE TRACT 2 AND THAT CALLED 29.40 ACRE TRACT 3 DESCRIBED IN A GIFT DEED FROM BILLY J. GRIFFIN, ET UX TO HELEN JEANETTE GRIFFIN, DATED MAY 21, 2001, RECORDED IN VOLUME 232, PAGE 4 OF THE LAVACA COUNTY OFFICIAL RECORDS