



LINE	BEARING	DISTANCE
L1	S02°07'43"E	147.30'
L2	S02°26'43"E	227.93'
L3	N42°20'05"W	255.91'
L4	N72°29'10"W	63.32'
L5	S83°46'03"W	119.44'
L6	S85°47'35"W	315.28'
L7	S53°36'32"W	110.40'
L8	S82°48'40"W	103.31'
L9	S50°50'10"W	179.95'
L10	S43°44'10"W	248.60'
L11	S00°22'17"W	36.51'
L12	S31°03'17"W	218.00'
L13	S37°25'17"W	96.90'
L14	S49°11'17"W	131.80'
L15	S88°57'17"W	207.50'
L16	S72°10'17"W	138.60'
L17	S72°10'17"W	69.40'
L18	S77°06'17"W	179.30'
L19	S84°15'17"W	93.00'
L20	N05°09'17"E	43.41'
L21	N89°31'32"W	387.23'
L22	S85°38'17"W	272.90'
L23	S85°38'17"W	65.47'
L24	N87°25'33"W	122.80'
L25	N35°42'48"E	121.19'

- GENERAL NOTES**
1. ○ SR = SET 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "P. MATUREK RPLS #4518"
 2. ○ IR = FOUND 5/8" IRON ROD
 3. ○ IP = FOUND 1/2" IRON PIPE
 4. ○ = POINT IN CREEK (NOTHING SET)
 5. ———— EXISTING FENCE
 6. ———— PROPERTY LINE
 7. ———— PARENT TRACT LINE
 8. ———— OE = OVERHEAD ELECTRIC LINE
 9. ———— SURVEY LINE
 10. L.C.R. = LAVACA COUNTY DEED RECORDS
 11. L.C.R. = LAVACA COUNTY DEED RECORDS
 12. L.C.R. = LAVACA COUNTY DEED RECORDS
 13. L.C.R. = POINT OF BEGINNING
 14. THE BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83(2011) (TEXAS SOUTH CENTRAL ZONE 4200) AS DERIVED FROM GPS OBSERVATIONS.
 15. 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 99.880 ACRES OF LAND SITUATED APPROXIMATELY 5.7 MILES SOUTHWEST OF THE CITY OF HALLETTSVILLE IN THE MATTHEW CALDWELL LEAGUE (VOL. 220, PG. 546, L.C.D.R.) AND BEING ALL OF TRACTS ONE, TWO, AND THREE (50.00 ACRES TRACT, AND 5.49 ACRE TRACT, RESPECTIVELY) DESCRIBED IN A DEED OF GIFT FROM LOUIS BARESH, JR., ET AL., DATED JULY 22, 1892, RECORDED IN VOLUME 10, PAGE 802 OF THE LAVACA COUNTY OFFICIAL RECORDS

HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND, AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

Patrick Matusch

PATRICK MATUSCH
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4518
 STATE OF TEXAS
 SURVEYED: OCTOBER 16, 2017

LOUIS BARESH, JR., ET AL
99.880 ACRES
METES AND BOUNDS DESCRIPTION

Being 99.880 acres of land situated approximately 5.7 miles southwest of the City of Hallettsville in the Matthew Caldwell League (Abstract No. 5) in Lavaca County, Texas and being all of Tracts One, Two, and Three (50 acre tract, 44.62 acre tract, and 5.46 acre tract, respectively) described in a Deed of Gift from Louis Baresh, et ux to Louis Baresh, Jr., et al, dated July 22, 1992, recorded in Volume 10, Page 802 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 99.880 acres is as follows:

BEGINNING at a ½" iron pipe found for the northwest corner of said 5.46 acre tract, same being the northeast corner of the Anton J. Mizera, et ux 5-1/2 acre tract (First Tract, Volume 225, Page 5 of said Lavaca County Official Records) and in the south margin of a public road (Lavaca County Road 170), same also being the northwest corner of said 99.880 acres;

THENCE North 88° 38' 06" East (called South 89° 52' East) with said South margin of County Road 170 and with the North line of said 5.46 acre tract, a distance of 140.47 feet (called 141.0 feet) to a ½" iron pipe found for the northeast corner of said 5.46 acre tract, same being the northwest corner of said 44.62 acre tract and a slight angle corner in said South margin of County Road 170, same also being an angle corner in the North line of said 99.880 acres;

THENCE North 89° 06' 19" East (called South 89° 52' East) continuing with said South margin of County Road 170 and with the North line of said 44.62 acre tract, a distance of 1,038.16 feet (called 1,038.2 feet) to a 5/8" steel rod with a yellow plastic cap stamped "P. Matusek RPLS #4518" set for the northeast corner of said 44.62 acre tract, same being the northwest corner of said 50 acre tract and another angle corner in said South margin of County Road 170, same also being another angle corner in the North line of said 99.880 acres;

THENCE North 88° 45' 17" East (called South 89° 52' East) continuing with said South margin of County Road 170 and with the North line of said 50 acre tract, a distance of 1,720.60 feet to a 5/8" steel rod with a yellow plastic cap stamped "P. Matusek RPLS #4518" set for the northeast corner of said 99.880 acres, same being the northeast corner of said 50 acre tract and at the intersection of said South margin on County Road 170 and the West margin of a second public road (Lavaca County Road 390);

THENCE South 02° 52' 43" East (called South 01° 30' East) with said West margin of County Road 390 and with the East line of said 50 acre tract, a distance of 671.70 feet to a 5/8" steel rod with a yellow plastic cap stamped "P. Matusek RPLS #4518" set for an angle corner in the East line of said 50 acre tract, same being an angle corner in the East line of said 99.880 acres and a slight angle corner in said West margin of County Road 390;

THENCE South 09° 07' 43" East (called South 07° 45' East) continuing with said West margin of County Road 390 and with the East line of said 50 acre tract, a distance of 147.30 feet to a 5/8" steel rod with a yellow plastic cap stamped "P. Matusek RPLS #4518" set for an angle corner in the East line of said 50 acre tract, same being an angle corner in the East line of said 99.880 acres and a slight angle corner in said West margin of County Road 390;

THENCE South 02° 26' 43" East (called South 01° 04' East) continuing with said West margin of County Road 390 and with said East line of 50 acre tract, a distance of 227.93 feet (called 216.2 feet) to the center of Mustang Creek for the southeast corner of said 50 acre tract, same being the East corner of said 99.880 acres and in the North line of the Robert A. Butschek, et ux 122.5 acre tract (Volume 220, Page 546);

THENCE with said center of said Mustang Creek and with lines common to said 50 acre tract and said Butschek 122.5 acre tract the following eight (8) courses and distances:

1. North 45° 32' 05" West, a distance of 255.91 feet;

2. North 77° 29' 10" West, a distance of 83.92 feet;
3. South 83° 48' 03" West, a distance of 119.44 feet;
4. South 65° 47' 35" West, a distance of 315.28 feet;
5. South 53° 36' 32" West, a distance of 110.46 feet;
6. South 62° 49' 40" West, a distance of 103.31 feet;
7. South 50° 50' 10" West, a distance of 179.95 feet;
8. South 43° 44' 10" West, a distance of 248.60 feet to a point in the center of said creek for the northwest corner of said Butschek 122.5 acre tract, same being an angle corner in the South line of said 50 acre tract and an angle corner in the South line of said 99.880 acres;

THENCE South 00° 22' 17" West (called South 01° 45' West) leaving said center of creek and with a line common to said 50 acre tract and said Butschek 122.5 acre tract, a distance of 36.51 feet (called 28.8 feet) to an 8" tree stump (also serving as a fence corner) on the South bank of said creek for another angle corner in the South line of said 50 acre tract, same being the northeast corner of the Alphonse Bujnoch 39.16 acre tract (First Tract, Volume 270, Page 704) and another angle corner in the South line of said 99.880 acres;

THENCE with lines common to said 50 acre tract and said Bujnoch 39.16 acre tract and generally along an existing fence the following six (6) courses and distances:

1. South 31° 03' 17" West, a distance of 218.00 feet;
2. South 37° 25' 17" West, a distance of 96.90 feet;
3. South 49° 11' 17" West, a distance of 131.90 feet;
4. South 58° 57' 17" West, a distance of 207.50 feet;
5. South 72° 10' 17" West, at 138.60 feet pass the southwest corner of said 50 acre tract, same being the southeast corner of said 44.62 acre tract, then continuing with a line common to said 44.62 acre tract and said Bujnoch 39.16 acre tract, for a total distance of 208.00 feet;
6. South 77° 06' 17" West, a distance of 179.30 feet to the northwest corner of said Bujnoch 39.16 acre tract, same being the northeast corner of the Alphonse Bujnoch 50 acre tract (Volume 229, Page 607) and an angle corner in the South line of said 44.62 acre tract, same also being another angle corner in the South line of said 99.880 acres;

THENCE South 84° 15' 17" West (called South 85° 38' West) with an existing fence and with a line common to said 44.62 acre tract and said Bujnoch 50 acre tract, a distance of 93.05 feet to a 5/8" steel rod with a yellow plastic cap stamped "P. Matusek RPLS #4518" set for an angle corner in the South line of said 99.880 acres, same being an angle corner in the South line of said 44.62 acre tract and North line of said Bujnoch 50 acre tract;

THENCE North 05° 09' 17" East (called North 06° 32' East) leaving the South bank of said creek and crossing the center of said creek with a line common to said 44.62 acre tract and said Bujnoch 50 acre tract, a distance of 43.41 feet (called 49.2 feet) to a 16" diameter hackberry tree (also serving as a fence corner) found on the North bank of said creek for an angle corner in the South line of said 44.62 acre tract, same being another angle corner in said South line of 99.880 acres and an angle corner in the North line of said Bujnoch 50 acre tract;

THENCE with the North bank of said creek, generally along an existing fence, and with lines common to said 44.62 acre tract and said Bujnoch 50 acre tract the following two (2) courses and distances:

1. North 89° 31' 32" West, a distance of 387.23 feet;

2. South $85^{\circ} 58' 17''$ West, a distance of 272.90 feet to the southwest corner of said 44.62 acre tract, same being the southeast corner of said 5.46 acre tract;

THENCE continuing with the North bank of said creek, generally along an existing fence, and with lines common to said 5.46 acre tract and said Bujnoch 50 acre tract the following two (2) courses and distances:

1. South $85^{\circ} 58' 17''$ West (called South $87^{\circ} 21'$ West), a distance of 55.42 feet;
2. North $87^{\circ} 25' 33''$ West (called South $87^{\circ} 43'$ West), a distance of 122.80 feet to a 60" diameter sycamore tree found for the southwest corner of said 5.46 acre tract, same being a southeasterly corner of the Marvin J. Bujnoch 22.609 acre tract (Volume 421, Page 929) and the southwest corner of said 99.880 acres;

THENCE North $35^{\circ} 42' 48''$ East (called North $31^{\circ} 11'$ East) with a line common to said 5.46 acre tract and said Bujnoch 22.609 acre tract, a distance of 121.19 feet (called 122.0 feet) to a 5/8" iron rod found for an angle corner in the East line of said Bujnoch 22.609 acre tract, same being an angle corner in the West line of said 5.46 acre tract and an angle corner in the West line of said 99.880 acres;

THENCE North $02^{\circ} 20' 50''$ West (called North $01^{\circ} 24'$ West) with a second line common to said 5.46 acre tract and said Bujnoch 22.609 acre tract, a distance of 482.87 feet (called 483.3 feet) to a 5/8" steel rod with a yellow plastic cap stamped "P. Matusek RPLS #4518" set for another angle corner in the West line of said 5.46 acre tract, same being another angle corner in the West line said 99.880 acres and the northeast corner of said Bujnoch 22.609 acre tract;

THENCE North $82^{\circ} 00' 09''$ West (called South $65^{\circ} 17'$ West) with a third line common to said 5.46 acre tract and said Bujnoch 22.609 acre tract, a distance of 13.47 feet (called 29.2 feet) to a 3/4" iron "T" stake found for the southeast corner of Marvin Bujnoch, et ux 9.780 acre tract (Volume 211, Page 113 of said Lavaca County Official Records), same also being another angle corner in the West line of said 5.46 acre tract and another angle corner in the West line of said 99.880 acres;

THENCE North $03^{\circ} 07' 03''$ West (called North $01^{\circ} 23' 33''$ West) with the line common to said Bujnoch 9.780 acre tract and said 5.46 acre tract, a distance of 778.88 feet (called 778.70 feet) to a 5/8" iron rod found for the northeast corner of said Bujnoch 9.780 acre tract, same being the southeast corner of said Mizera 5-1/2 acre tract and another angle corner in the West line of said 5.46 acre tract, same also being another angle corner in the West line of said 99.880 acres;

THENCE North $05^{\circ} 06' 35''$ West (called North 06° West) with the line common to said Mizera 5-1/2 acre tract and said 5.46 acre tract, a distance of 557.08 feet to the **POINT OF BEGINNING**, containing 99.880 acres of land. All bearings are based on Grid North, Texas State Plane Coordinate System, NAD83 (2011) Texas South Central Zone No. 4204. All distances are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00013.

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 Matusek

Patrick Matusek
Registered Professional Land Surveyor
Maverick Engineering, Inc., Firm # 100491-02
License No. 4518, State of Texas
Surveyed October 16, 2017

