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FIRM #100491-02
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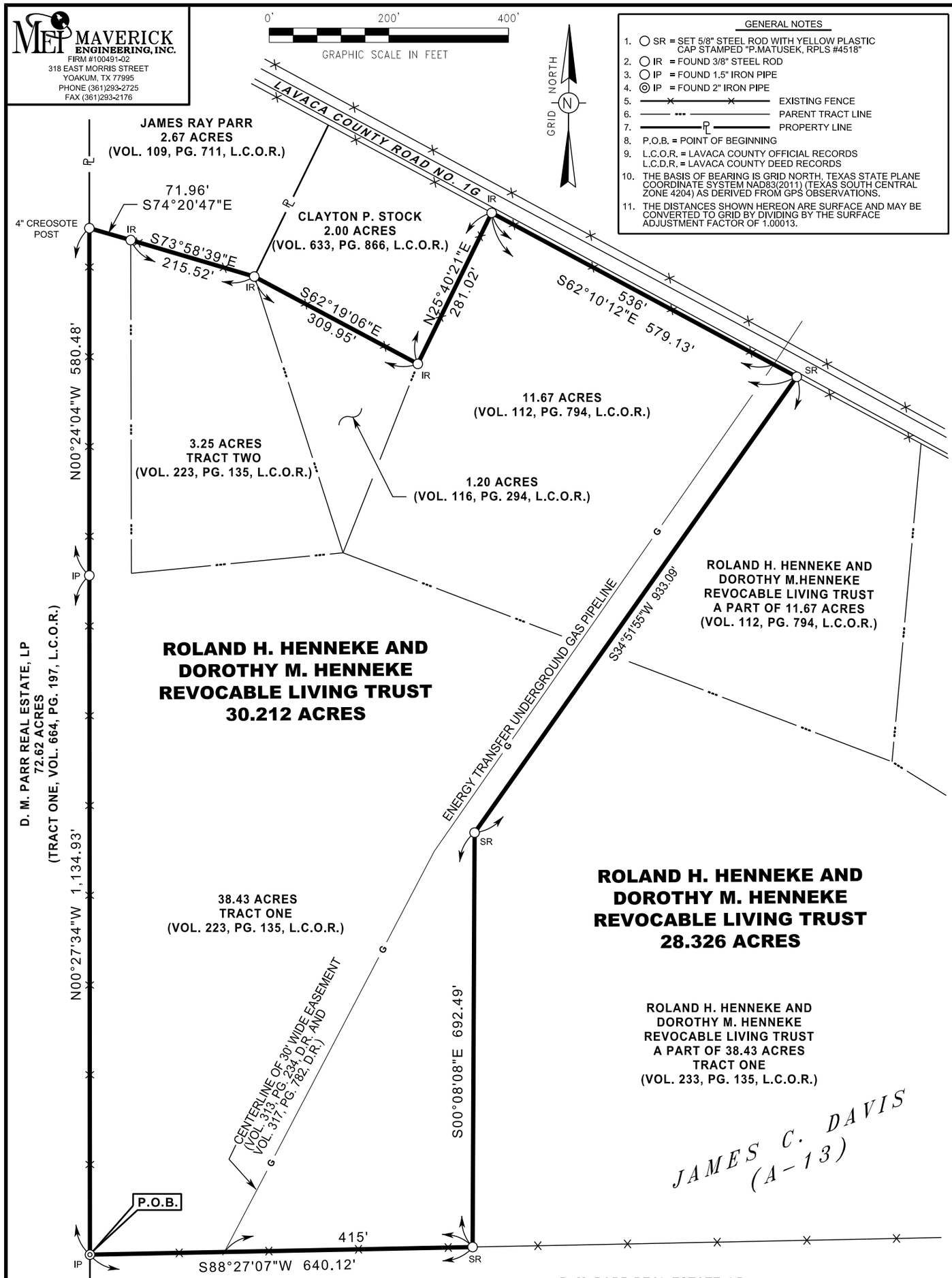

GENERAL NOTES

1. SR = SET 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "P.MATUSEK, RPLS #4518"
2. IR = FOUND 3/8" STEEL ROD
3. IP = FOUND 1.5" IRON PIPE
4. IP = FOUND 2" IRON PIPE
5. EXISTING FENCE
6. PARENT TRACT LINE
7. PROPERTY LINE
8. P.O.B. = POINT OF BEGINNING
9. L.C.O.R. = LAVACA COUNTY OFFICIAL RECORDS
   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 30.212 ACRES OF LAND SITUATED APPROXIMATELY FIVE AND ONE-HALF MILES SOUTH OF THE CITY OF HALLETTSVILLE IN THE JAMES C. DAVIS SURVEY (ABSTRACT NO. 13) IN LAVACA COUNTY TEXAS, AND BEING ALL OF THAT 3.25 AND 1.20 ACRE TRACTS AND A PARTOF THAT 38.43 AND 11.67 ACRE TRACTS, SAID 38.43 AND 3.25 ACRE TRACTS DESCRIBED AS TRACTS ONE AND TWO, RESPECTIVELY IN A SPECIAL WARRANTY DEED FROM ROLAND H. HENNEKE TO THE ROLAND H. HENNEKE AND DOROTHY M. HENNEKE REVOCABLE LIVING TRUST, DATED JANUARY 16, 2001, RECORDED IN VOLUME 223, PAGE 135 OF THE LAVACA COUNTY OFFICIAL RECORDS, SAID 1.20 ACRE TRACT DESCRIBED IN A DEED BY INDEPENDENT EXECUTRIX FROM MARTINA PARR TO THE ROLAND H. HENNEKE AND DOROTHY M. HENNEKE REVOCABLE LIVING TRUST, DATED FEBRUARY 5, 1997, RECORDED IN VOLUME 116, PAGE 294 OF SAID LAVACA COUNTY OFFICIAL RECORDS, SAID 11.67 ACRE TRACT DESCRIBED IN A DEED BY INDEPENDENT EXECUTRIX FROM MARTINA PARR TO THE ROLAND H. HENNEKE AND DOROTHY M. HENNEKE REVOCABLE LIVING TRUST, DATED DECEMBER 31, 1996, RECORDED IN VOLUME 112, PAGE 794 OF SAID LAVACA COUNTY OFFICIAL RECORDS

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 Matusek

PATRICK MATUSEK
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4518,
STATE OF TEXAS
SURVEYED MARCH 13, 2020

STATE OF TEXAS
REGISTERED
PATRICK MATUSEK
4518
PROFESSIONAL
LAND SURVEYOR