

0.6 ACRES
LEGAL DESCRIPTION

DESCRIPTION OF 0.6 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 4.5 ACRE TRACT DESCRIBED IN A DEED FROM MARY KUTAC TO CARL A. BOZKA, ET UX, DATED DECEMBER 23, 1959, RECORDED IN VOLUME 200, PAGE 78 OF THE LAVACA COUNTY DEED RECORDS. SAID 0.6 ACRES DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found for the southwest corner of said Bozka 4.5 acre tract, same being in the North line of a public road (U.S. Highway No. 90A/77A) and the southeast corner of the W.S. Rogers, Jr., et ux 8 acre tract (Vol. 215, Pg. 887 of the Lavaca County Official Records), same also being the southwest corner of said 0.6 acres;

THENCE, N 10°31'19" W, along the West line of said Bozka 4.5 acre tract, a distance of 250 feet to a capped 1/2" iron rod set for the northwest corner of said 0.6 acres;

THENCE, N 80°07'42" E, a distance of 73 feet to a capped 1/2" iron rod set for the northeast corner of said 0.6 acres;

THENCE, S 12°22'04" E, a distance of 39.47 feet to a capped 1/2" iron rod set for an interior corner of said 0.6 acres;

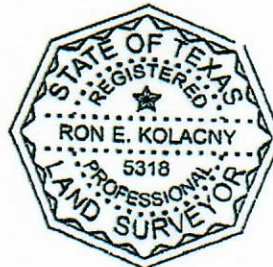
THENCE, N 75°42'28" E, a distance of 31 feet to a capped 1/2" iron rod set for the lower northeast corner of said 0.6 acres;

THENCE, S 14°42'10" E, a distance of 205.35 feet to a capped 1/2" iron rod set in the South line of said Bozka 4.5 acre tract, same being the lower southwest corner of a 3.98 acre tract surveyed this day and in said North line of the public road, same also being the southeast corner of said 0.6 acres;

THENCE, S 76°09'55" W, along said North line of the public road, a distance of 120.37 feet to the POINT OF BEGINNING, containing 0.6 acres of land.

The description of said 0.6 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 August 1, 2016
J.P.L.S.
3465 U.S. Highway 90A E
Hallettsville, Texas 77964
361-798-5208
Job No. 16957



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

Found Fence
Corner Post

S 73°37'14" W 209.03'

Found Capped
Iron Rod

SCALE: 1"=100'

3.98 ACRES

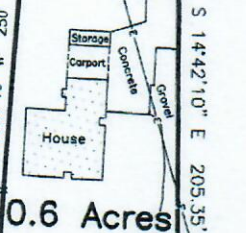
W.S. Rogers, Jr., et ux - 8 Acres
(Vol. 215, Pg. 887 of the Lavaca County Official Records)

Michael A. Bozka, et ux
3.98 Acres
(Vol. 735, Pg. 379 of the
Lavaca County Official Records)

Rodney James Pustka, et al - 2.00 Acres
(Vol. 614, Pg. 125 of the Lavaca County Official Records)

Public Road (Donna Street)

Home Located and
Shown on Survey Plat
Dated: April 13, 2020



0.6 Acres

120.37' S 76°09'55" W N 76°09'55" E

BARNARD BROWN SURVEY
(A-74)

	BEARING	DISTANCE
L1	N 80°07'42" E	73'
L2	S 12°22'04" E	39.47'
L3	N 75°42'28" E	31'

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 AUGUST 1, 2016
JOB NO. 16957



Public Road (U.S. Highway No. 90A/77A)

SURVEYOR NOTES: We will not represent a physical location nor be
held liable as to the location of any underground or above ground
pipelines or facilities crossing this property

SURVEY PLAT SHOWING THE DIVISION OF LAND SITUATED IN THE
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