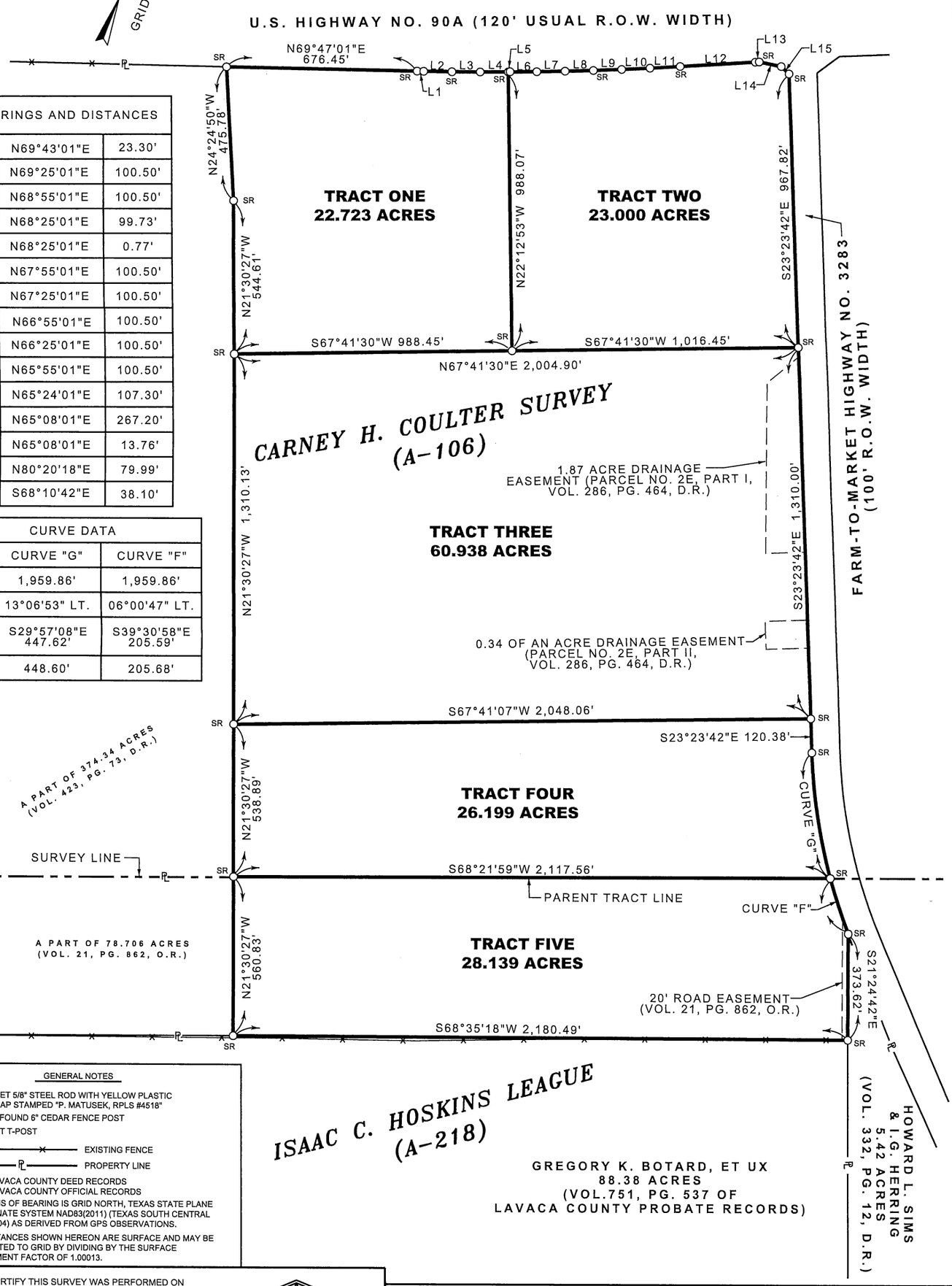
Hwy 90A
FM 3283
Tr.#1
22.723 Ac.
Tr.#2
23.00 Ac.
Tr.#3
60.98 Ac.
Tr.#4
26.199 Ac.
Tr.#5
28.139 Ac.

MAVERICK ENGINEERING, INC.
318 EAST MORRIS STREET
YOAKUM, TX 77995
PHONE (361)293-2725
FAX (361)293-2176

GRID NORTH

0' 350' 700'
GRAPHIC SCALE IN FEET



BEARINGS AND DISTANCES		
L1	N69°43'01"E	23.30'
L2	N69°25'01"E	100.50'
L3	N68°55'01"E	100.50'
L4	N68°25'01"E	99.73'
L5	N68°25'01"E	0.77'
L6	N67°55'01"E	100.50'
L7	N67°25'01"E	100.50'
L8	N66°55'01"E	100.50'
L9	N66°25'01"E	100.50'
L10	N65°55'01"E	100.50'
L11	N65°24'01"E	107.30'
L12	N65°08'01"E	267.20'
L13	N65°08'01"E	13.76'
L14	N80°20'18"E	79.99'
L15	S68°10'42"E	38.10'

CURVE DATA		
	CURVE "G"	CURVE "F"
R	1,959.86'	1,959.86'
Δ	13°06'53" LT.	06°00'47" LT.
LC	S29°57'08"E 447.62'	S39°30'58"E 205.59'
L	448.60'	205.68'

GENERAL NOTES

1. ○ SR = SET 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "P. MATUSEK, RPLS #4518"
2. ○ PST = FOUND 6" CEDAR FENCE POST
3. ○ T = SET T-POST
4. —x—x— EXISTING FENCE
5. —PL— PROPERTY LINE
6. D.R. = LAVACA COUNTY DEED RECORDS
   O.R. = LAVACA COUNTY OFFICIAL RECORDS
7. THE BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83(2011) (TEXAS SOUTH CENTRAL ZONE 4204) AS DERIVED FROM GPS OBSERVATIONS.
8. THE DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00013.

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.

STATE OF TEXAS
REGISTERED
PATRICK MATUSEK
4518
PROFESSIONAL
LAND SURVEYOR

PATRICK MATUSEK
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4518,
STATE OF TEXAS
SURVEYED JULY 29, 2020

SURVEY PLAT OF FIVE TRACTS OF LAND (22.723 ACRES, 23.000 ACRES, 60.938 ACRES, 26.199 ACRES, AND 28.139 ACRES) SITUATED APPROXIMATELY NINE MILES EAST OF THE CITY OF HALLETTSVILLE IN THE CARNEY H. COULTER SURVEY (ABSTRACT NO. 106) AND THE ISAAC C. HOSKINS LEAGUE (ABSTRACT NO. 218) IN LAVACA COUNTY, TEXAS, SAID FIRST FOUR TRACTS BEING OUT OF AND A PART OF THAT CALLED 374.34 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM ROBERT B. SCHWARZ AND ELOUISE S. TOWERS, ET VIR TO ALVIN B. MIKULENKA, ET UX, DATED NOVEMBER 28, 1990, RECORDED IN VOLUME 423, PAGE 73 OF LAVACA COUNTY DEED RECORDS, SAID FIFTH TRACT (28.139 ACRES) BEING OUT OF AND A PART OF THAT CALLED 78.706 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM BOBBY GENE BOTARD, ET AL TO ALVIN B. MIKULENKA, ET UX, DATED MARCH 18, 1993, RECORDED IN VOLUME 21, PAGE 862 OF LAVACA COUNTY OFFICIAL RECORDS