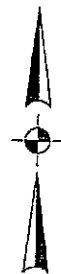
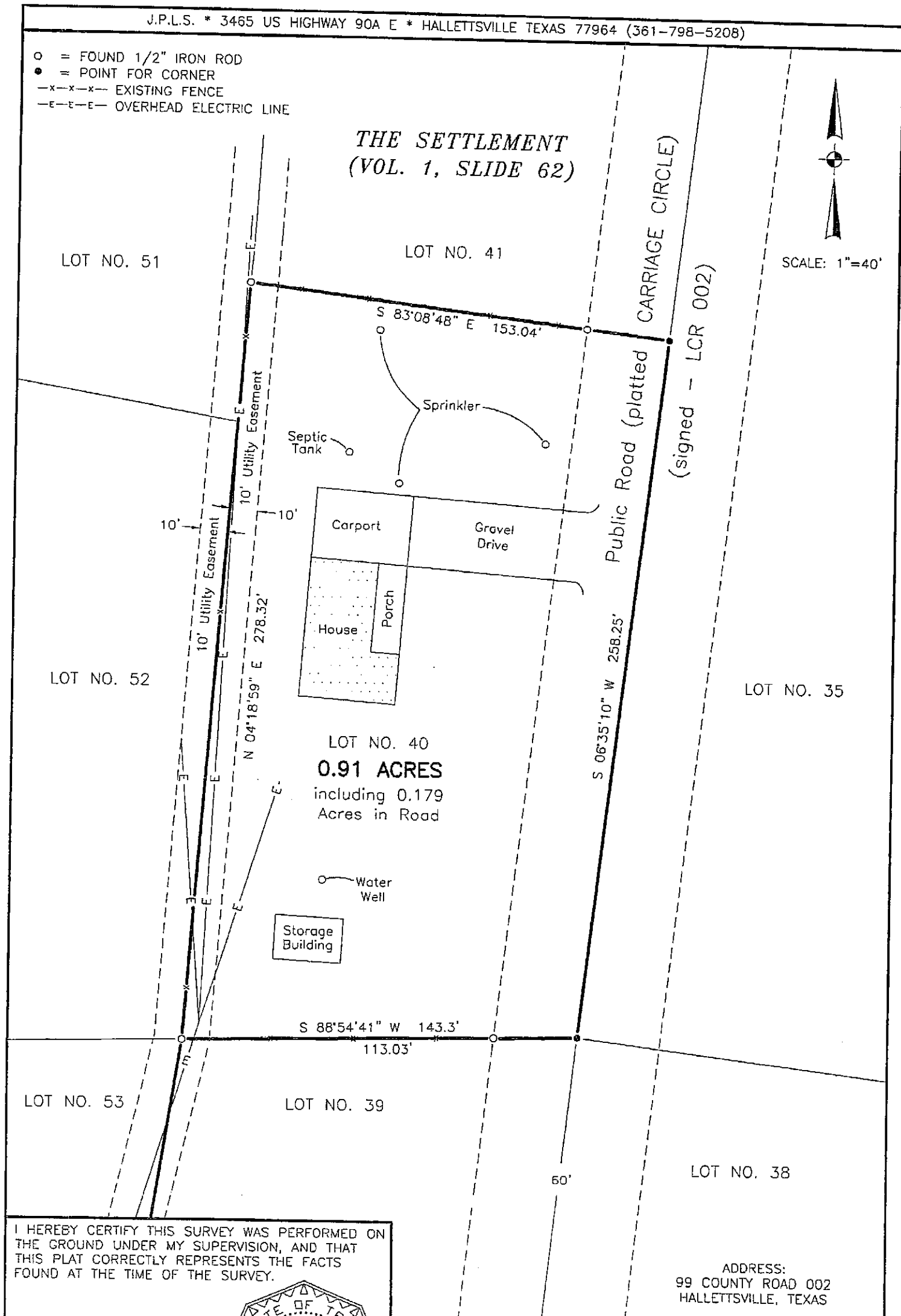


- = FOUND 1/2" IRON ROD
- = POINT FOR CORNER
- x-x-x- EXISTING FENCE
- E-E-E- OVERHEAD ELECTRIC LINE

**THE SETTLEMENT  
(VOL. 1, SLIDE 62)**

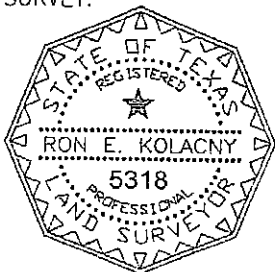


SCALE: 1"=40'



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 APRIL 16, 2020  
JOB NO. 20383



ADDRESS:  
99 COUNTY ROAD 002  
HALLETTSVILLE, TEXAS

SURVEY PLAT SHOWING 0.91 ACRES OF LAND SITUATED IN THE LUKE PRESNALL SURVEY (ABSTRACT NO. 355) IN LAVACA COUNTY, TEXAS, AND BEING ALL OF LOT NO. 40 OF THE SETTLEMENT, A SUBDIVISION LOCATED IN LAVACA COUNTY, TEXAS AS SHOWN ON A PLAT RECORDED IN VOLUME 1, ON SLIDE 62 IN THE LAVACA COUNTY PLAT CABINET AND BEING DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM GLORIA JEAN HORTON TO MILTON E. KOERTH, ET UX, DATED DECEMBER 28, 1990, RECORDED IN VOLUME 422, PAGE 523 THE LAVACA COUNTY DEED RECORDS

0.91 ACRES  
LEGAL DESCRIPTION

DESCRIPTION OF 0.91 ACRES OF LAND SITUATED IN THE LUKE PRESNALL SURVEY (ABSTRACT NO. 355) IN LAVACA COUNTY, TEXAS, AND BEING ALL OF LOT NO. 40 OF THE SETTLEMENT, A SUBDIVISION LOCATED IN LAVACA COUNTY, TEXAS AS SHOWN ON A PLAT RECORDED IN VOLUME 1, ON SLIDE 62 IN THE LAVACA COUNTY PLAT CABINET AND BEING DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM GLORIA JEAN HORTON TO MILTON E. KOERTH, ET UX, DATED DECEMBER 28, 1990, RECORDED IN VOLUME 422, PAGE 523 THE LAVACA COUNTY DEED RECORDS. SAID 0.91 ACRES DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the centerline of a 60' wide public road platted Carriage Circle - signed LCR 002, same being the common corners of Lot 40, 35, 38 and Lot 39, same also being the southeast corner of said 0.91 acres;

THENCE, S 88°54'41" W, a distance of 143.3 feet to a capped 1/2" iron rod found for the common corners of Lot 40, 39, 53 and Lot 52, same also being the southwest corner of said 0.91 acres;

THENCE, N 04°18'59" E, a distance of 278.32 feet to a 5/8" iron rod found for the common corner of Lot 40 and Lot 41, same being in the East line of Lot 51 and the northwest corner of said 0.91 acres;

THENCE, S 83°08'48" E, a distance of 153.04 feet to a point for the common corner of Lot 40 and Lot 41, same being in said centerline of the public road and in the West line of Lot 35, same also being the northeast corner of said 0.91 acres;

THENCE, S 06°35'10" W, along said centerline of the public road, a distance of 258.25 feet to the POINT OF BEGINNING, containing 0.91 acres of land.

The description of said 0.91 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 April 16, 2020  
J.P.L.S.  
3465 U.S. Highway 90A E  
Hallettsville, Texas 77964  
361-798-5208  
Job No. 20383

