



COURSES AND DISTANCES ALONG THE CENTERLINE OF MIRON CREEK		
LINE	DIRECTION	DISTANCE
L144	N49°32'15"E	147.79
L145	N72°55'00"E	150.00
L146	N72°33'15"E	134.87
L147	N20°33'30"W	170.98
L148	N70°39'27"W	306.19
L149	N45°23'30"W	219.44
L150	S76°04'54"W	212.73
L151	N45°30'30"E	156.80
L152	N72°33'15"E	134.87
L153	N42°46'28"E	211.34
L154	N50°38'34"E	22.84

COURSES AND DISTANCES ALONG THE CENTERLINE OF MIRON CREEK		
LINE	DIRECTION	DISTANCE
L155	N42°46'28"E	211.34
L156	N50°38'34"E	22.84
L157	N72°33'15"E	134.87
L158	N45°23'30"W	219.44
L159	N70°39'27"W	306.19
L160	N20°33'30"W	170.98
L161	N72°33'15"E	134.87
L162	N72°55'00"E	150.00
L163	N49°32'15"E	147.79

COURSES AND DISTANCES ALONG THE CENTERLINE OF MIRON CREEK		
LINE	DIRECTION	DISTANCE
L164	N49°32'15"E	147.79
L165	N72°55'00"E	150.00
L166	N72°33'15"E	134.87
L167	N20°33'30"W	170.98
L168	N70°39'27"W	306.19
L169	N45°23'30"W	219.44
L170	S76°04'54"W	212.73
L171	N45°30'30"E	156.80
L172	N72°33'15"E	134.87
L173	N42°46'28"E	211.34
L174	N50°38'34"E	22.84

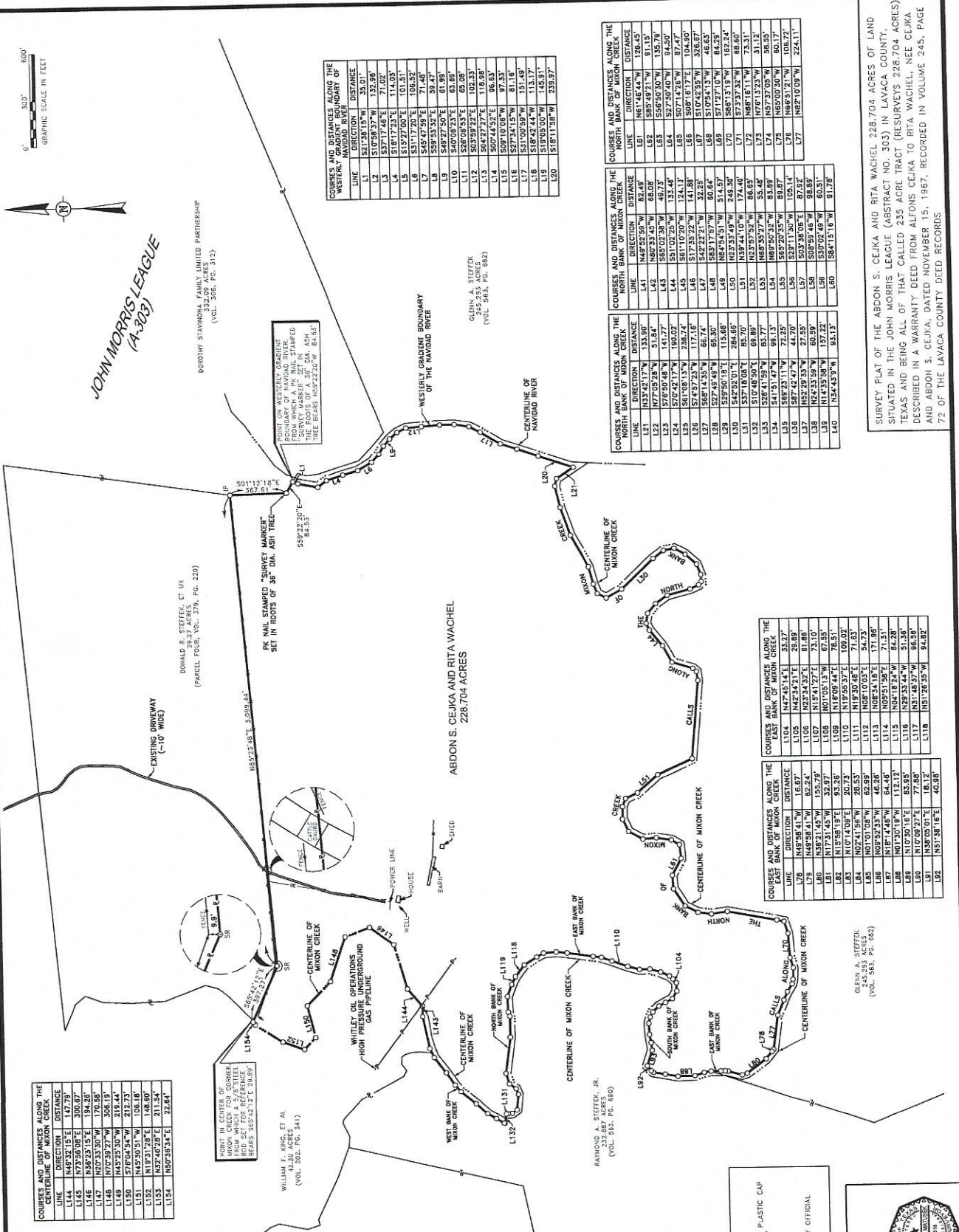
COURSES AND DISTANCES ALONG THE CENTERLINE OF MIRON CREEK		
LINE	DIRECTION	DISTANCE
L175	N42°46'28"E	211.34
L176	N50°38'34"E	22.84
L177	N72°33'15"E	134.87
L178	N45°23'30"W	219.44
L179	N70°39'27"W	306.19
L180	N20°33'30"W	170.98
L181	N72°33'15"E	134.87
L182	N72°55'00"E	150.00
L183	N49°32'15"E	147.79

- GENERAL NOTES
1. O SR = SET 6/8" STEEL ROD WITH YELLOW PLASTIC CAP
 2. O IP = STAMPED "P. MATUSEK, PLS #4518"
 3. O IP = FOUND 1/4" IRON PIPE
 4. O IP = FOUND 1/4" IRON PIPE
 5. ALL DEED RECORDS AND RECORDS OF A COUNTY OFFICIAL RECORDS UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE PLAT GROUND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.



PATRICK J. MATUSEK
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
LICENSE NO. 4518
SURVEYED AUGUST 23, 2013



JOHN MORRIS LEAGUE
(A-303)

DOROTHY STANNON FAMILY LIMITED PARTNERSHIP
(VOL. 366, PG. 312)

PK MAIL STAMPED "SURVEY MARKER"
SET IN ROOTS OF 30" DIA. ASH TREE
84.53'

POINT IN CENTER OF CREEK
FROM WHICH A 6/8" STEEL ROD
WAS SET IN 1967. THIS POINT
BEARS N59°22'00"E 84.53'

WESTERLY GRADIENT BOUNDARY
OF THE NAVADO RIVER

WESTERLY GRADIENT BOUNDARY
OF THE NAVADO RIVER

CENTERLINE OF
NAVADO RIVER

ABDON S. CEJKA AND RITA WACHEL
228.704 ACRES

GLORIA A. STEFFER
(VOL. 563, PG. 882)

PATRICIA A. STEFFER, JR.
(VOL. 563, PG. 880)

WHITLEY OIL OPERATIONS
HIGH PRESSURE SURROUNDING
GAS PIPELINE

POWER LINE

WELL

WELL

WELL

WELL

WELL

WELL

WELL

WELL

0' 300' 600'

GRAPHIC SCALE IN FEET

0' 300' 600'

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ABDON S. CEJKA AND RITA WACHEL
228.704 ACRES
METES AND BOUNDS DESCRIPTION

Being 228.704 acres of land situated in the John Morris League (Abstract No. 303) in Lavaca County, Texas and being all of that called 235 acre tract (resurveys 228.704 acres) described in a Warranty Deed from Alfons Cejka to Rita Wachel, nee Cejka and Abdon S. Cejka, dated November 15, 1967, recorded in Volume 245, Page 72 of the Lavaca County Deed Records. All deed references herein are to the Lavaca County Official Records unless otherwise noted. Metes and bounds description of said 228.704 acres is as follows:

BEGINNING at a point in the center of Mixon Creek for the northwest corner of said 235 acre tract, same being the southwest corner of the Donald R. Steffek, et ux 29.27 acre tract (Parcel Four, Volume 379, Page 220) and in the easterly line of the William F. King, et al 43.30 acre tract (Volume 202, Page 341), same also being the northwest corner of said 228.704 acres, from which a 5/8" iron rod set for reference bears South 65° 42' 12" East 29.89 feet;

THENCE South 65° 42' 12" East (called South 62° East) along the line common to said 235 acre tract and said Steffek 29.27 acre tract, a distance of 397.27 feet (called 129 varas or 358.33 feet) to a 5/8" steel rod with a yellow plastic cap stamped "P. Matusek, RPLS # 4518" set for an angle corner in the North line of said 235 acre tract, same being an angle corner in the South line of said Steffek 29.27 acre tract and an angle corner in the North line of said 228.704 acres;

THENCE North 85° 23' 48" East (called North 87° East 512 varas and North 86° East 650 varas) along a second line common to said 235 acre tract and said Steffek 29.27 acre tract, for a total distance of 3,099.44 feet (called 1,162 varas or 3,227.78 feet) to a 1/4" iron pipe found for the northeast corner of said 235 acre tract, same being the southeast corner of said Steffek 29.27 acre tract and an angle corner in the westerly line of the Dorothy Stavinotha Family Limited Partnership 332.09 acre tract (Volume 306, Page 312), same also being the northeast corner of said 228.704 acres;

THENCE South 01° 12' 18" East (called South 02° East) along a line common to said 235 acre tract and said Stavinotha 332.09 acre tract, a distance of 367.61 feet (called 12 varas or 33.33 feet) to a PK nail stamped "SURVEY MARK" set in the roots of a 36-inch diameter ash tree for a lower northeasterly corner of said 235 acre tract, same being an angle corner in the lower West line of said Stavinotha 332.09 acre tract and a lower northeasterly corner of said 228.704 acres;

THENCE South 59° 22' 20" East (called North 87-1/2° East) along a second line common to said 235 acre tract and said Stavinotha 332.09 acre tract, a distance of 84.53 feet (called 92 varas or 255.56 feet) to the westerly gradient boundary of the Navidad River for a second lower northeasterly corner of said 235 acre tract, same being a second lower northeasterly corner of said 228.704 acres;

THENCE along said westerly gradient boundary of Navidad River and along the upper easterly line of said 235 acre tract with the following courses and distances:

South 21° 38' 15" West 35.01 feet;
South 10° 58' 37" West 132.96 feet;
South 37° 17' 46" East 71.02 feet;
South 18° 17' 23" East 114.03 feet;
South 15° 27' 00" East 101.51 feet;
South 31° 17' 20" East 106.52 feet;
South 45° 47' 59" East 71.48 feet;
South 59° 53' 32" East 59.47 feet;
South 49° 27' 50" East 61.99 feet;
South 40° 06' 23" East 63.69 feet;
South 26° 06' 53" East 65.08 feet;
South 03° 59' 22" East 102.33 feet;

South 04° 27' 27" East 118.98 feet;
South 00° 44' 52" East 96.63 feet;
South 09° 10' 06" West 97.33 feet;
South 27° 34' 15" West 81.16 feet;
South 31° 00' 59" West 151.49 feet;
South 18° 42' 44" West 113.17 feet;
South 19° 05' 00" West 145.91 feet;
South 18° 11' 58" West 239.97 feet to the North bank of Mixon Creek for the southeast corner of said 235 acre tract, same being the southeast corner of said 228.704 acres;

THENCE along said North bank of Mixon Creek and along the lines common to said 235 acre tract and the Glenn A. Steffek 245.293 acre tract (Volume 563, Page 682) with the following courses and distances:

North 33° 42' 17" West 133.90 feet;
North 77° 05' 28" West 51.84 feet;
South 76° 50' 48" West 141.77 feet;
South 70° 42' 17" West 190.02 feet;
South 61° 08' 13" West 238.74 feet;
South 74° 57' 23" West 117.16 feet;
South 68° 14' 35" West 66.74 feet;
South 27° 49' 49" West 65.30 feet;
South 29° 50' 18" East 115.68 feet;
South 42° 52' 01" East 284.66 feet;
South 37° 18' 08" East 85.70 feet;
South 10° 48' 50" East 69.89 feet;
South 28° 41' 59" West 83.77 feet;
South 41° 51' 47" West 99.13 feet;
South 69° 23' 11" West 72.25 feet;
South 87° 42' 47" West 44.70 feet;
North 52° 29' 33" West 27.55 feet;
North 24° 33' 59" West 60.59 feet;
North 14° 35' 58" West 157.22 feet;
North 34° 43' 09" West 93.13 feet;
North 49° 52' 59" West 82.49 feet;
North 80° 33' 45" West 68.08 feet;
South 65° 02' 38" West 49.73 feet;
South 51° 02' 25" West 133.48 feet;
South 61° 10' 20" West 124.13 feet;
South 17° 35' 22" West 141.88 feet;
South 42° 22' 21" West 32.25 feet;
South 83° 17' 57" West 60.64 feet;
North 84° 54' 51" West 514.57 feet;
North 23° 33' 49" West 249.30 feet;
North 39° 44' 10" West 174.40 feet;
North 23° 57' 52" West 86.65 feet;
North 68° 35' 27" West 55.48 feet;
North 89° 50' 32" West 83.89 feet;
South 65° 20' 35" West 89.87 feet;
South 29° 11' 30" West 105.14 feet;
South 03° 38' 06" East 87.92 feet;
South 08° 59' 46" West 98.89 feet;
South 30° 02' 49" West 60.51 feet;
South 84° 15' 16" West 91.78 feet;
North 61° 46' 44" West 126.45 feet;
South 85° 49' 21" West 91.15 feet;
South 56° 50' 30" West 135.79 feet;
South 27° 30' 40" West 94.50 feet;
South 07° 14' 26" West 87.47 feet;
South 08° 16' 17" East 104.90 feet;
South 10° 42' 55" West 326.67 feet;

South 10° 54' 13" West 46.63 feet;
South 71° 27' 10" West 84.29 feet;
South 86° 13' 19" West 162.24 feet;
South 73° 37' 32" West 68.60 feet;
North 88° 16' 11" West 73.31 feet;
North 76° 13' 23" West 31.12 feet;
North 57° 37' 05" West 58.55 feet;
North 65° 00' 30" West 60.17 feet;
North 66° 51' 21" West 106.72 feet;
North 82° 10' 09" West 224.11 feet;

THENCE along the East bank of Mixon Creek and continuing along said lines common to 235 acre tract and Steffek 245.293 acre tract with the following courses and distances:

North 49° 58' 41" West 16.67 feet;
North 49° 58' 41" West 62.24 feet;
North 36° 21' 45" West 155.79 feet;
North 17° 31' 45" West 32.97 feet;
North 15° 58' 19" East 93.26 feet;
North 10° 14' 09" East 20.73 feet;
North 02° 41' 56" West 28.53 feet;
North 01° 01' 08" West, at 46.87 feet pass the northwest corner of said Steffek 245.293 acre tract, same being an angle corner in the East line of the Raymond A. Steffek, Jr. 232.887 acre tract (Volume 563, Page 690), for a total distance of 62.99 feet;

THENCE along said East bank of Mixon Creek and along lines common to said 235 acre tract and said Steffek 232.887 acre tract with the following courses and distances:

North 09° 52' 33" West 46.26 feet;
North 18° 14' 46" West 64.46 feet;
North 01° 30' 19" West 112.12 feet;
North 10° 30' 16" East 83.95 feet;
North 10° 09' 27" East 77.88 feet;
North 38° 05' 01" East 18.12 feet;
North 51° 38' 16" East 40.98 feet;

THENCE along the South bank of Mixon Creek and along lines common to said 235 acre tract and said Steffek 232.887 acre tract with the following courses and distances:

South 71° 01' 20" East 106.56 feet;
North 81° 22' 52" East 48.57 feet;
North 81° 17' 15" East 54.76 feet;
North 87° 32' 25" East 71.22 feet;
South 77° 35' 02" East 43.00 feet;
South 62° 17' 16" East 37.65 feet;
South 43° 14' 44" East 55.16 feet;
South 28° 25' 09" East 49.35 feet;
South 26° 54' 13" East 51.76 feet;
South 59° 40' 07" East 57.82 feet;
North 88° 23' 49" East 53.20 feet;

THENCE along said East bank of Mixon Creek and along lines common to said 235 acre tract and said Steffek 232.887 acre tract with the following courses and distances:

North 47° 45' 14" East 33.27 feet;
North 42° 34' 21" East 29.89 feet;
North 23° 34' 32" East 61.86 feet;
North 15° 41' 27" East 73.10 feet;
North 01° 05' 13" West 67.55 feet;
North 16° 09' 44" East 78.51 feet;
North 19° 55' 37" East 109.02 feet;

North 19° 30' 48" East 71.63 feet;
North 08° 10' 03" East 54.73 feet;
North 08° 34' 18" East 171.96 feet;
North 05° 51' 58" East 71.31 feet;
North 04° 18' 24" West 84.28 feet;
North 29° 33' 44" West 51.36 feet;
North 31° 48' 37" West 96.56 feet;
North 51° 26' 35" West 94.82 feet;

THENCE along the North bank of Mixon Creek and along lines common to said 235 acre tract and said Steffek 232.887 acre tract with the following courses and distances:

North 63° 44' 23" West 56.60 feet;
North 69° 50' 24" West 82.14 feet;
South 88° 19' 54" West 99.82 feet;
South 71° 51' 05" West 30.56 feet;
South 89° 43' 47" West 135.93 feet;
North 82° 09' 44" West 236.17 feet;
South 73° 17' 47" West 73.55 feet;
South 38° 30' 24" West 52.25 feet;
South 67° 40' 14" West 41.62 feet;
North 84° 20' 20" West 103.17 feet;
North 33° 51' 12" West 39.01 feet;
North 07° 01' 55" West 24.03 feet;
North 07° 01' 55" West 13.29 feet;

THENCE North 81° 22' 01" West and crossing Mixon Creek, a distance of 61.58 feet to the West bank of Mixon Creek;

THENCE along said West and northwest bank of Mixon Creek and along lines common to said 235 acre tract and said Steffek 232.887 acre tract with the following courses and distances:

North 08° 37' 59" East 4.93 feet;
North 30° 50' 41" East 59.59 feet;
North 30° 47' 59" East 66.05 feet;
North 42° 12' 08" East 100.33 feet;
North 39° 37' 25" East 128.15 feet;
North 50° 40' 19" East 57.78 feet;
North 55° 45' 22" East 100.29 feet;
North 52° 42' 46" East 125.34 feet;
North 64° 22' 38" East, at 35.32 feet pass a northeasterly corner of said Steffek 232.887 acre tract, same being a southerly corner of said King 43.30 acre tract, for a total distance of 65.33 feet;

THENCE North 78° 20' 43" East along said northwest bank of Mixon Creek and along a line common to said 235 acre tract and said King 43.30 acre tract, a distance of 213.07 feet to an angle corner;

THENCE North 89° 32' 15" East continuing along said northwest bank of Mixon Creek and along a second line common to said 235 acre tract and said King 43.30 acre tract, a distance 69.29 feet to the center of Mixon Creek;

THENCE along said center of Mixon Creek and along lines common to said 235 acre tract and said King 43.30 acre tract with the following courses and distances:

North 49° 32' 15" East, at approximately seven (7) feet pass the centerline of a Whitley Oil Operations underground high pressure gas pipeline, for a total distance of 147.79 feet;
North 73° 56' 08" East 300.67 feet;
North 36° 23' 15" East 194.26 feet;
North 20° 33' 30" West 170.58 feet;

North 70° 39' 27" West 306.19 feet;
North 45° 25' 30" West 219.44 feet;
South 76° 04' 54" West 212.73 feet;
North 45° 30' 51" West 106.18 feet;
North 19° 31' 28" East 148.60 feet;
North 32° 46' 28" East 211.54 feet;

and North 50° 36' 34" East, a distance of 22.64 feet to the **POINT OF BEGINNING**, containing 228.704 acres of land, more or less. All bearings shown hereon are referenced to the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), South Central Zone No. 4204. The distances shown represent surface values 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 was prepared from a survey performed on the ground under my supervision, and 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 July 23, 2013



EXHIBIT A

15-FOOT WIDE ACCESS EASEMENT CENTERLINE DESCRIPTION

Being a centerline description of land situated approximately eight miles east-northeast of the City of Hallettsville in the John Morris League (Abstract No. 303) in Lavaca County, Texas, said 15-foot wide easement adjoins and/or crosses the following parent tracts:

- 1) that 2.00 acre tract and 2.273 acre road easement tract described as Tracts One and Two, respectively in a Gift Deed from Joe F. Zaruba and wife, Dorothy Zaruba to Barbara J. Steffek and husband, Donald R. Steffek, executed May 10, 1988, recorded in Volume 402, Page 624 of the Lavaca County Deed Records, said 2.273 acre road easement tract composed of a called 7.5 yard (22.5-foot strip) and a called 15-foot strip, said 7.5 yard (22.5-foot) strip described in a Warranty Deed from Charley Westfahl and wife, Ida Westfahl to Josef Zaruba, dated July 5, 1910, recorded in Volume 57, Page 142 of said Lavaca County Deed Records, said 15-foot strip described in a Warranty Deed from Anton Trlica and Emilie Evelyn Trlica to Anthony Zaruba, dated November 9, 1960, recorded in Volume 211, Page 417 of said Lavaca County Deed Records
- 2) that 111.83 acre tract described in a Gift Deed from Dorothy M. Zaruba to Beverly Jo Zaruba Stock, et al, dated April 26, 2007, recorded in Volume 412, Page 536 of the Lavaca County Official Records, said 111.83 acre tract composed of the following individual tracts
 - a) 30.80 acre First Tract less and except 2.00 acres and 1.00 acre
 - b) 29.27 acre Second Tract
 - c) 24.39 acre Third Tract
 - d) 4.88 acre Fourth Tract
 - e) 24.39 acre Fifth Tract
 - f) 1.10 acre Sixth Tract
- 3) that 112.2 acre tract described in a Warranty Deed with Vendor's Lien from Annie Mae Technik to Donald R. Steffek and wife, Barbara J. Steffek, dated April 28, 2006, recorded in Volume 379, Page 220 of said Lavaca County Official Records, said 112.2 acre tract composed of the following individual tracts
 - a) 24.39 acre First Tract (Parcel One)
 - b) 4.88 acre Second Tract (Parcel One)
 - c) 24.39 acre Parcel Two
 - d) 29.27 acre Parcel Three
 - e) 29.27 acre Parcel Four

All deed references herein are to said Lavaca County Official Records unless otherwise noted. The centerline description of said 15-foot wide (7.50 feet each side of centerline) access easement is as follows:

COMMENCING at fence corner post found for the occupied northwest corner of said 2.273 acre Tract Two, same being in the southerly margin of a public road (Lavaca County Road No. 142) and the northwest corner of said called 7.5 yard (22.5-foot) strip, same also being the northeast corner of the Allen L. Steffek 48.72 acre tract (Volume 20, Page 526), thence as follows:

North 68° 41' 33" East (called North 68° 58' 52" East) with said southerly margin of Lavaca County Road No. 142 and with the North line of said 2.273 acre Tract Two, a distance of 21.53 feet to the **CENTERLINE BEGINNING POINT** of said 15.00-foot wide access easement;

THENCE with the centerline of an existing gravel drive, leaving said Lavaca County Road No. 142, and crossing said 2.273 acre Tract Two with the following eight (8) courses:

- 1) South 19° 34' 11" East, a distance of 98.38 feet
- 2) South 20° 51' 02" East, a distance of 187.11 feet
- 3) South 21° 19' 47" East, a distance of 301.61 feet
- 4) South 21° 50' 49" East, a distance of 602.44 feet
- 5) South 21° 28' 44" East, a distance of 601.29 feet
- 6) South 21° 19' 09" East, a distance of 255.48 feet
- 7) South 20° 07' 05" East, a distance of 101.81 feet
- 8) South 21° 44' 51" East, a distance of 162.80 feet to a point in the South line of said 2.273 acre Tract Two, same being in the North line of said 29.27 acre Second Tract;

THENCE continuing with the centerline of said existing gravel drive and crossing said 29.27 acre Second Tract with the following three (3) courses:

- 1) South 21° 42' 54" East, a distance of 118.71 feet
- 2) South 24° 58' 12" East, a distance of 100.76 feet
- 3) South 30° 53' 23" East, a distance of 50.30 feet to a point in the South line of said 29.27 acre Second Tract, same being in the North line of said 24.39 acre Third Tract;

THENCE continuing with the centerline of said existing gravel drive and crossing said 24.39 acre Third Tract with the following six (6) courses:

- 1) South 32° 19' 33" East, a distance of 50.93 feet
- 2) South 35° 43' 50" East, a distance of 50.14 feet
- 3) South 39° 32' 53" East, a distance of 51.81 feet
- 4) South 40° 35' 49" East, a distance of 101.88 feet
- 5) South 33° 51' 16" East, a distance of 51.20 feet
- 6) South 28° 00' 04" East, a distance of 18.63 feet to a point in the South line of said 24.39 acre Third Tract, same being in the North line of said 24.39 acre Fifth Tract;

THENCE continuing with the centerline of said existing gravel drive and crossing said 24.39 acre Fifth Tract with the following three (3) courses:

- 1) South 26° 03' 30" East, a distance of 83.56 feet
- 2) South 21° 36' 03" East, a distance of 101.82 feet
- 3) South 23° 10' 51" East, a distance of 103.56 feet to a point in the South line of said 24.39 acre Fifth Tract, same being in the North line of said 4.88 acre Second Tract (Parcel One);

THENCE South 12° 35' 22" East continuing with the centerline of said existing gravel drive and crossing said 4.88 acre Second Tract (Parcel One), a distance of 58.63 feet to a point in the South line of said 4.88 acre Second Tract (Parcel One), same being in the North line of said 24.39 acre First Tract (Parcel One);

THENCE continuing with the centerline of said existing gravel drive and crossing said 24.39 acre First Tract (Parcel One) with the following seven (7) courses:

- 1) South 09° 01' 13" East, a distance of 44.81 feet
- 2) South 29° 50' 41" East, a distance of 50.49 feet
- 3) South 47° 13' 49" East, a distance of 51.40 feet
- 4) South 52° 59' 24" East, a distance of 51.36 feet
- 5) South 38° 43' 07" East, a distance of 50.59 feet
- 6) South 24° 50' 52" East, a distance of 50.79 feet;
- 7) South 04° 37' 39" East, a distance of 51.49 feet to a point in the South line of said 24.39 acre First Tract (Parcel One), same being in the North line of said 24.39 acre Parcel Two;

THENCE continuing with the centerline of said existing gravel drive and crossing said 24.39 acre Parcel Two with the following five (5) courses:

- 1) South 00° 58' 17" West, a distance of 152.50 feet
- 2) South 08° 18' 05" West, a distance of 51.49 feet
- 3) South 23° 44' 47" West, a distance of 50.28 feet
- 4) South 26° 15' 32" West, a distance of 51.20 feet
- 5) South 21° 59' 16" West, a distance of 18.89 feet to a point in the South line of said 24.39 acre Parcel Two, same being in the North line of said 29.27 acre Parcel Three;

THENCE continuing with the centerline of said existing gravel drive and crossing said 29.27 acre Parcel Three with the following six (6) courses:

- 1) South 21° 59' 16" West, a distance of 32.69 feet
- 2) South 19° 18' 04" West, a distance of 81.85 feet
- 3) South 17° 20' 10" West, a distance of 152.31 feet
- 4) South 11° 44' 45" West, a distance of 50.59 feet
- 5) South 13° 57' 55" West, a distance of 50.13 feet;
- 6) South 25° 56' 57" West, a distance of 45.41 feet to a point in the South line of said 29.27 acre Parcel Three, same being in the North line of said 29.27 acre Parcel Four;

THENCE continuing with the centerline of said existing gravel drive and crossing said 29.27 acre Parcel Four with the following eleven (11) courses:

- 1) South 25° 56' 57" West, a distance of 5.91 feet
- 2) South 33° 24' 21" West, a distance of 50.43 feet
- 3) South 37° 54' 51" West, a distance of 51.63 feet
- 4) South 45° 28' 39" West, a distance of 102.80 feet
- 5) South 51° 24' 17" West, a distance of 150.87 feet;
- 6) South 54° 55' 02" West, a distance of 102.44 feet;
- 7) South 54° 04' 43" West, a distance of 51.91 feet;
- 8) South 59° 42' 52" West, a distance of 51.68 feet;
- 9) South 63° 29' 28" West, a distance of 51.63 feet;
- 10) South 46° 04' 20" West, a distance of 50.22 feet;
- 11) South 30° 56' 20" West, a distance of 22.05 feet to the **CENTERLINE ENDING POINT** of said 15-foot wide access easement, same being in the South line of said 29.27 acre Parcel Four and in the North line of the Abdon S. Cejka called 235 acre tract (Volume 216, Page 402 of said Lavaca County Deed Records), same also being South 85° 23' 48" West 2,469.70 feet from a 1/4" iron pipe found for the northeast corner of said Cejka 235 acre tract.

All bearings shown hereon are referenced to the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), South Central Zone No. 4204. The distances shown represent surface values and may be converted to grid by dividing by the surface adjustment factor of 1.00013.

I hereby certify the foregoing centerline 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

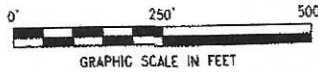
Patrick Matusek
Registered Professional Land Surveyor
License No. 4518, State of Texas
Surveyed November 5, 2021



PUBLIC ROAD
(LAVACA COUNTY ROAD NO. 142)

CENTERLINE BEGINNING
POINT OF ACCESS EASEMENT

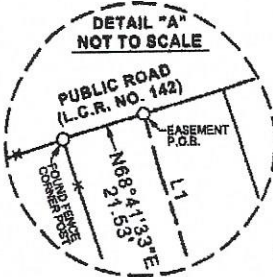
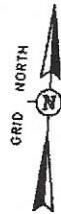
SEE
DETAIL "A"
BELOW



MEP MAVERICK
ENGINEERING, INC.
FIRM #100401-02
318 EAST MORRIS STREET
YOCKAMA, TX 77865
PHONE (861) 895-2725
FAX (861) 895-1175

SHEET 1 OF 2

**JOHN MORRIS LEAGUE
(A-303)**



ALLEN F. STEFFEK
48.72 ACRES
(VOL. 20, PG. 526, O.R.)

15-FOOT WIDE
CENTERLINE OF ACCESS EASEMENT

BEVERLY JO ZARUBA STOCK, ET AL
(FIRST TRACT, VOL. 412, PG. 536, O.R.)

BARBARA J. STEFFEK AND HUSBAND,
DONALD R. STEFFEK
(TRACT TWO, VOL. 402, PG. 624, D.R.)

**COURSES AND DISTANCES
ALONG CENTERLINE OF
15-FOOT WIDE
ACCESS EASEMENT**

L1	S 19° 34' 11" E	98.38'
L2	S 20° 51' 02" E	187.11'
L3	S 21° 19' 47" E	301.61'
L4	S 21° 50' 49" E	802.44'
L5	S 21° 28' 44" E	601.29'
L6	S 21° 19' 09" E	255.48'
L7	S 20° 07' 05" E	101.81'
L8	S 21° 44' 51" E	162.80'
L9	S 21° 42' 54" E	118.71'
L10	S 24° 58' 12" E	100.76'
L11	S 30° 53' 23" E	50.30'
L12	S 32° 19' 33" E	50.93'
L13	S 35° 43' 50" E	50.14'
L14	S 39° 32' 53" E	51.81'

SURVEY PLAT OF THAT 15-FOOT WIDE ACCESS EASEMENT SITUATED APPROXIMATELY EIGHT MILES EAST-NORTHEAST OF THE CITY OF HALLETTSVILLE IN THE JOHN MORRIS LEAGUE (ABSTRACT NO. 303) IN LAVACA COUNTY, TEXAS. SAID 15-FOOT WIDE EASEMENT ADJOINS AND/OR CROSSES THE FOLLOWING PARENT TRACTS:

- 1) THAT 2.00 ACRE TRACT AND 2.273 ACRE ROAD EASEMENT TRACT DESCRIBED AS TRACTS ONE AND TWO, RESPECTIVELY IN A GIFT DEED FROM JOE F. ZARUBA AND WIFE, DOROTHY ZARUBA TO BARBARA J. STEFFEK AND HUSBAND, DONALD R. STEFFEK, EXECUTED MAY 10, 1988, RECORDED IN VOLUME 402, PAGE 624 OF THE LAVACA COUNTY DEED RECORDS
- 2) THAT 111.83 ACRE TRACT DESCRIBED IN A GIFT DEED FROM DOROTHY M. ZARUBA TO BEVERLY JO ZARUBA STOCK, ET AL, DATED APRIL 26, 2007, RECORDED IN VOLUME 412, PAGE 536 OF THE LAVACA COUNTY OFFICIAL RECORDS
- 3) THAT 112.2 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM ANNIE MAE TECHNIK TO DONALD R. STEFFEK AND WIFE, BARBARA J. STEFFEK, DATED APRIL 28, 2006, RECORDED IN VOLUME 379, PAGE 220 OF SAID LAVACA COUNTY OFFICIAL RECORDS

BEVERLY JO ZARUBA STOCK, ET AL
29.27 ACRES
(SECOND TRACT, VOL. 412, PG. 536, O.R.)

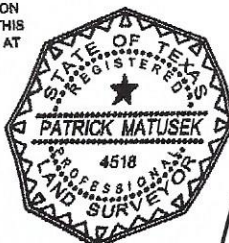
**MATCHLINE SHEET 1
MATCHLINE SHEET 2**

BEVERLY JO ZARUBA STOCK, ET AL
24.39 ACRES
(THIRD TRACT, VOL. 412, PG. 536, O.R.)

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 Matussek

PATRICK MATUREK
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4516,
STATE OF TEXAS
SURVEYED NOVEMBER 5, 2021



GENERAL NOTES

1. ○ = NOTHING FOUND OR SET
2. —*— = EXISTING FENCE
3. — = PROPERTY LINE
4. O.R. = LAVACA COUNTY OFFICIAL RECORDS
D.R. = LAVACA COUNTY DEED RECORDS
5. THE BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83(2011) (TEXAS SOUTH CENTRAL ZONE 4204) AS DERIVED FROM GPS OBSERVATIONS.
6. THE DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00013.

