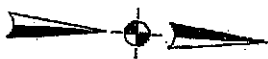


- = SET CAPPED 1/2" IRON ROD
- = FOUND 3/4" IRON PIPE
- x-x-x- EXISTING FENCE



SCALE: 1"=300'

ANNA TEAL SURVEY
(A-539)

John B. Knox, Jr., et ux
99.9825 Acres
(Vol. 91, Pg. 288 of the
Lavaca County Official Records)

John B. Knox, Jr., et ux
99.9825 Acres
(Vol. 91, Pg. 288 of the
Lavaca County Official Records)

John Cosgriff, et al
58.6 Acres of the
(Vol. 319, Pg. 508 Records)
Lavaca County Deed

Robert J. Mertz, et ux
71.36 Acres of the
(Vol. 382, Pg. 734
Lavaca County Deed Records)

Joyce Teltschick Spaulding
109.29 Acres
(Vol. 672, Pg. 391
of the Lavaca County
Official Records)
Mrs. Mattie Smith
109.29 Acres
(Vol. 260, Pg. County
of the Lavaca
Deed Records)

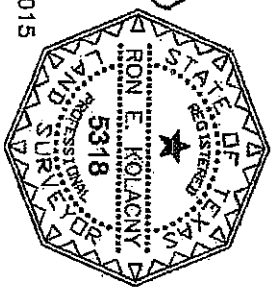
37.96 ACRES

K & K Operating, Ltd
1147.8 Acres
(Vol. 694, Pg. 486 of the
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.

Ron E. Kolacny

RON E. KOLACNY
REGISTERED PROFESSIONAL
LAND SURVEYOR
LICENSE NO. 5318
STATE OF TEXAS
SURVEYED SEPTEMBER 15, 2015
JOB NO. 15725



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.

J.P.L.S. # 3465 US HIGHWAY 90A E * HALLETTSVILLE TEXAS 77964 (361-798-5208)

SURVEY PLAT SHOWING 37.96 ACRES OF LAND SITUATED IN
THE ANNA TEAL SURVEY (ABSTRACT NO. 599) IN LAVACA
COUNTY, TEXAS AND BEING ALL OF THAT 38.02 ACRE TRACT
DESCRIBED IN A QUITCLAIM DEED FROM ROBERT LOUIS
TELTSCHICK TO RICHARD T. PELTIER, ET UX, DATED
DECEMBER 5, 1969, RECORDED IN VOLUME 256, PAGE 922
OF THE LAVACA COUNTY DEED RECORDS

37.96 ACRES
LEGAL DESCRIPTION

DESCRIPTION OF 37.96 ACRES OF LAND SITUATED IN THE ANNA TEAL SURVEY (ABSTRACT NO. 599) IN LAVACA COUNTY, TEXAS AND BEING ALL OF THAT 38.02 ACRE TRACT DESCRIBED IN A QUITCLAIM DEED FROM ROBERT LOUIS TELTSCHICK TO RICHARD T. PELTIER, ET UX, DATED DECEMBER 5, 1969, RECORDED IN VOLUME 256, PAGE 922 OF THE LAVACA COUNTY DEED RECORDS. SAID 37.96 ACRES DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found for the northeast corner of said Peltier 38.02 acre tract, same being the occupied southwest corner of the John Cosgriff, et al 58.6 acre tract (Vol. 319, Pg. 508 of the Lavaca County Deed Records) and the northwest corner of the Robert J. Mertz, et ux 71.36 acre tract (Vol. 382, Pg. 734 of the Lavaca County Deed Records), same also being within a public gravel road (LCR 158) and the northeast corner of said 37.96 acres;

THENCE, S 19°44'51" E, a distance of 645.54 feet to a 3/4" iron pipe found for the southwest corner of said Mertz 71.36 acre tract, same being the northwest corner of the Mrs. Hattie Smith 109.29 acre tract (Vol. 260, Pg. 285 of the Lavaca County Deed Records) and an angle corner of said 37.96 acres;

THENCE, S 19°57'56" E, a distance of 660.68 feet to a capped 1/2" iron rod set for the southeast corner of said Peltier 38.02 acre tract, same being the upper southwest corner of said Smith 109.29 acre tract and in the North line of the K & K Operating, Ltd. 1147.8 acre tract (Vol. 694, Pg. 486 of the Lavaca County Official Records), same also being the southeast corner of said 37.96 acres;

THENCE, S 86°56'20" W, a distance of 1641.4 feet to a capped 1/2" iron rod set for the southwest corner of said Peltier 38.02 acre tract, same being the South corner of the John B. Knox, Jr., et ux 99.9825 acre tract (Vol. 91, Pg. 288 of the Lavaca County Official Records) and the southwest corner of said 37.96 acres;

THENCE, N 19°54'51" W, a distance of 798.98 feet to a 1-1/4" iron pipe found for the northwest corner of said Peltier 38.02 acre tract, same being an interior corner of the Knox 99.9825 acre tract and the northwest corner of said 37.96 acres;

THENCE, N 68°56'34" E, at 1512.21 feet pass the southeast corner of said Knox 99.9825 acre tract and continuing for a total distance of 1572.5 feet to the POINT OF BEGINNING, containing 37.96 acres of land.

The description of said 37.96 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 September 15, 2015
J.P.L.S.
3465 U.S. Highway 90A E
Hallettsville, Texas 77964
361-798-5208
Job No. 15725

