



JAMES BOWIE LEAGUE (A-6)
(COLORADO COUNTY)

PUBLIC ROAD (COLORADO COUNTY ROAD NO. 270)

APPROXIMATE
LEAGUE LINE

N88°01'33"E
1,307.65'

A.W. BREEDLOVE LEAGUE
(A-7)
(COLORADO COUNTY)

JIMMY LON SNELSON
111.819 ACRES

WILLYNE DUNN
A PART OF 111.43 ACRES
(VOL. 321, PG. 698, L.C.D.R.)

WILLYNE B. DUNN
4.276 ACRES
(VOL. 423, PG. 931, L.C.D.R.)

EDGE OF CONCRETE SLAB
IS 0.4' SOUTHEAST OF
PROPERTY LINE

CONCRETE SLAB
BUILDING
SHED
10.5'
N31°35'01"E 2,019.51'
CALLED 4.431 ACRES
(VOL. 6, PG. 307, L.C.D.R.)

COLORADO COUNTY
LAVACA COUNTY

HOUSE
SHED
WATER WELL
SEPTIC TANK

A PART OF 111.74 ACRES
(VOL. 566, PG. 180, C.C.D.R.)

PRESTON W. LITTLE, ET AL
145 ACRES
(VOL. 879, PG. 316, C.C.O.R.)

S01°56'18"E 2,529.27'

IRF

N02°23'33"W
312.47'

S87°39'44"W 1,079.85'

BUILDING BUILDING

SHED HOUSE
BUILDING SEPTIC TANK
165'

FOUND 8" DIAMETER
CEDAR FENCE CORNER

IRF

N02°25'32"W
375.90'

S84°12'27"W
670.21'

N18°30'28"W
134.27'

FOUND 8" DIAMETER
CEDAR FENCE CORNER

S77°17'32"W
640.14'

IRF

JAMES C. CRUTCHFIELD, ET UX
111.60 ACRES
(VOL. 5, PG. 839, L.C.O.R.)

LESTER LITTLE, ET UX, ET AL
CALLED 80 ACRES
(FIRST TRACT, VOL. 315,
PG. 499, L.C.D.R.)

A.W. BREEDLOVE
LEAGUE (A-2)
(LAVACA COUNTY)

WILLYNE DUNN
A PART OF 111.43 ACRES
(VOL. 321, PG. 698, L.C.D.R.)

GENERAL NOTES

1. ○ SR = SET 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "P. MATUSEK, RPLS #4518"
2. ○ IP = FOUND 1" IRON PIPE
3. ○ IRF = FOUND 1/2" IRON ROD
4. ○ = NOTHING FOUND OR SET
5. —X—X— EXISTING FENCE
6. —P— PROPERTY LINE
7. L.C.D.R. = LAVACA COUNTY DEED RECORDS
L.C.O.R. = LAVACA COUNTY OFFICIAL RECORDS
C.C.D.R. = COLORADO COUNTY DEED RECORDS
C.C.O.R. = COLORADO COUNTY OFFICIAL RECORDS
8. THE BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83(2011) (TEXAS SOUTH CENTRAL ZONE 4204) AS DERIVED FROM GPS OBSERVATIONS.
9. 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.

Patrick Matusek

PATRICK MATUSEK
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4518,
STATE OF TEXAS
SURVEYED AUGUST 25, 2022



SURVEY PLAT OF 111.819 ACRES OF LAND SITUATED APPROXIMATELY 17.5 MILES WEST-SOUTHWEST OF THE CITY OF COLUMBUS IN THE A. W. BREEDLOVE LEAGUE (ABSTRACT NO. 7 IN COLORADO COUNTY AND ABSTRACT NO. 2 IN LAVACA COUNTY) AND BEING ALL OF THAT CALLED 4.431 ACRE TRACT AND A PART OF THAT CALLED 111.74 ACRE TRACT, SAID 4.431 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM WILLYNE B. DUNN TO JIMMY LON SNELSON, DATED JULY 24, 1989, RECORDED IN VOLUME 6, PAGE 307 OF THE LAVACA COUNTY OFFICIAL RECORDS, SAID 111.74 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED FROM FIRST STATE BANK OF WEIMAR TO JIMMY LON SNELSON, DATED DECEMBER 2, 1988, RECORDED IN VOLUME 566, PAGE 180 OF THE COLORADO COUNTY DEED RECORDS