

WILLIAM R. HENSLEY LEAGUE  
(A-21)

PUBLIC ROAD (LAVACA COUNTY ROAD NO. 221)

APPROXIMATE LEAGUE LINE

N66°55'10"E 770.39'

ANTHONY J. NIX  
2.00 ACRES  
(VOL. 588,  
PG. 846, O.R.)

ANNE M. KRISTYNIK, ET AL  
29.75 ACRES  
(VOL. 675, PG. 191, O.R.)

MARK J. JURICA,  
ET UX  
31.09 ACRES  
(VOL. 15,  
PG. 751, O.R.)

G.W. AND W.H. SCOTT LEAGUE  
(A-45)

DAVID JAMES HARTMANN  
80.490 ACRES  
(VOL. 742, PG. 296, LAVACA  
COUNTY PROBATE RECORDS)

S21°58'42"E 2,143.60'

S24°54'44"E 1,473.09'

APPROXIMATE LEAGUE LINE

EDWARD GLASS AND WIFE, THELMA RAY GLASS  
60.000 ACRES

80.81 ACRES  
(VOL. 475, PG. 425, O.R.)

EDWARD GLASS, ET UX  
A PART OF 80.81 ACRES  
(VOL. 475, PG. 425, O.R.)

CHARLES L. GOEDRICH AND  
CHARLES D. GOEDRICH  
40.04 ACRES  
(VOL. 387, PG. 221, D.R.)

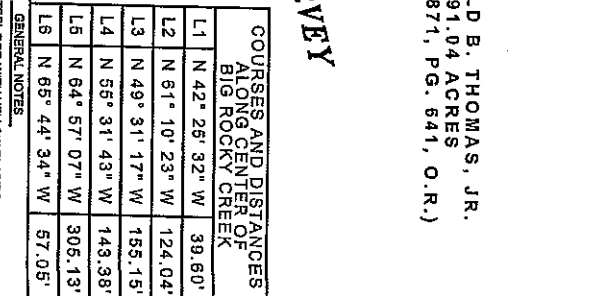
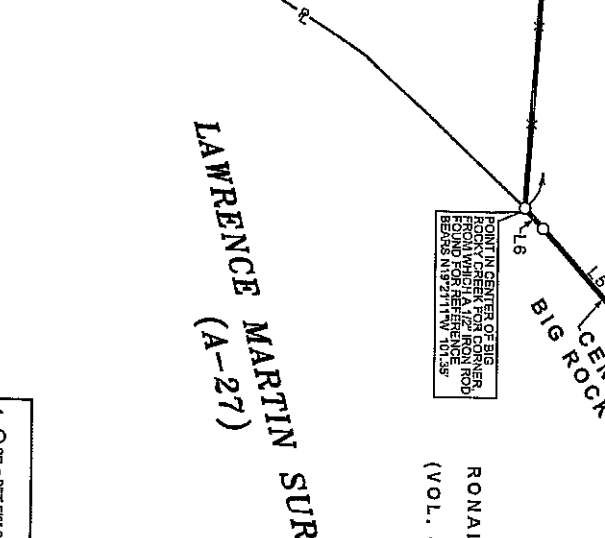
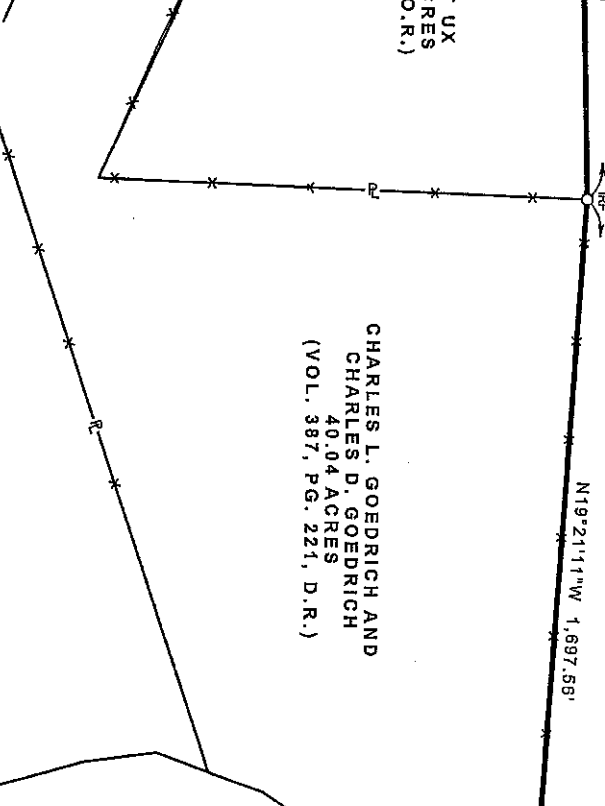
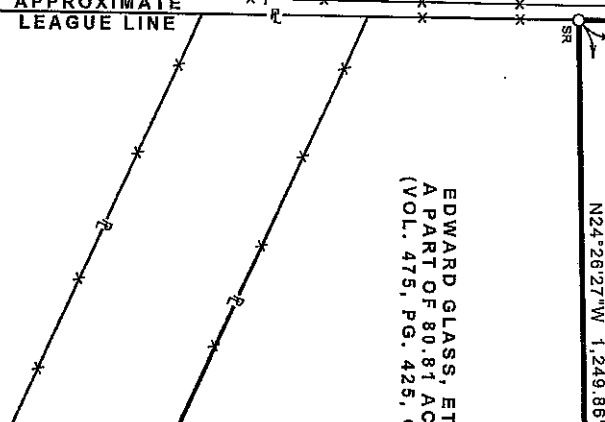
LAWRENCE MARTIN SURVEY  
(A-27)

CENTER OF  
BIG ROCKY CREEK

POINT IN CENTER OF BIG  
ROCKY CREEK FOR CORNER  
FROM WHICH A 1/2" IRON ROD  
BEING SET FOR REFERENCE  
BEARING S11°11'10"W

RONALD B. THOMAS, JR.  
91.04 ACRES  
(VOL. 871, PG. 641, O.R.)

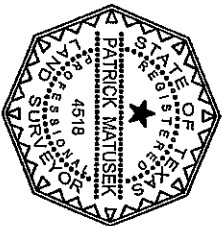
POINT IN CENTER OF BIG ROCKY  
CREEK FOR CORNER FROM WHICH A  
1/2" IRON ROD WITH YELLOW PLASTIC  
CAP SET FOR REFERENCE  
BEARING S68°07'42"W  
379.04'



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. 4618,  
STATE OF TEXAS  
SURVEYED SEPTEMBER 8, 2021

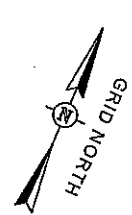
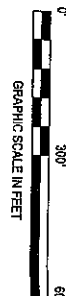


SURVEY PLAT OF 60.000 ACRES OF LAND SITUATED APPROXIMATELY 9.7 MILES NORTH-NORTHEAST OF THE CITY OF HALLETTSVILLE IN THE  
LAWRENCE MARTIN SURVEY (ABSTRACT NO. 27) IN LAVACA COUNTY, TEXAS AND BEING OUT OF AND A PART OF THAT CALLED 80.81 ACRE  
TRACT DESCRIBED IN A GENERAL WARRANTY DEED FROM LEOLA D. MILLER TO EDWARD GLASS AND WIFE, THELMA RAY GLASS, DATED  
JANUARY 12, 2009, RECORDED IN VOLUME 475, PAGE 425 OF THE LAVACA COUNTY OFFICIAL RECORDS

COURSES AND DISTANCES ALONG CENTER OF BIG ROCKY CREEK	
L1	N 42° 26' 32" W 39.60'
L2	N 61° 10' 23" W 124.04'
L3	N 49° 31' 17" W 155.15'
L4	N 55° 31' 43" W 143.36'
L5	N 64° 57' 07" W 306.13'
L6	N 65° 44' 34" W 57.05'

GENERAL NOTES

1. O SR = SET 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "P. MATUSEK, RPLS #4618"
2. O IRF = FOUND 1/2" IRON ROD
3. O IIRC = FOUND 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "RPLS 4607"
4. O = NOTHING FOUND OR SET
5. --- = EXISTING FENCE
6. --- = PROPERTY LINE
7. --- = PARENT TRACT LINE
8. D.R. = LAVACA COUNTY DEED RECORDS
9. O.R. = LAVACA COUNTY OFFICIAL RECORDS
10. THE BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83(2011), TEXAS SOUTH CENTRAL ZONE (24N) AS DERIVED FROM GPS OBSERVATIONS.
11. THE DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00013.



**EDWARD GLASS AND WIFE, THELMA RAY GLASS**  
**60.000 ACRES**  
**METES AND BOUNDS DESCRIPTION**

Being 60.000 acres of land situated approximately 9.7 miles north-northeast of the City of Hallettsville in the Lawrence Martin Survey (Abstract No. 27) in Lavaca County, Texas and being out of and a part of that called 80.81 acre tract described in a General Warranty Deed from Leola D. Miller to Edward Glass and wife, Thelma Ray Glass, dated January 12, 2009, recorded in Volume 475, Page 425 of the Lavaca County Official Records. All deed references herein are to said Lavaca County Official Records unless otherwise noted. Metes and bounds description of said 60.000 acres is as follows:

**BEGINNING** at a ½" iron rod found for the northeast corner of said 80.81 acre tract, same being the northwest corner of the Anthony J. Nix 2.00 acre tract (Volume 588, Page 846) and in the southerly margin of a public road (Lavaca County Road No. 221), same also being the northeast corner of said 60.000 acres;

**THENCE** South 21° 58' 42" East (called South 20° 05' 06" East) with the line common to said 80.81 acre tract and said Nix 2.00 acre tract, at 351.48 feet pass the southwest corner of said Nix 2.00 acre tract, same being the northwest corner of the Anne M. Kristynik, et al 29.75 acre tract (Volume 675, Page 191), and then continuing with the line common to said 80.81 acre tract and said Kristynik 29.75 acre tract, at approximately 1,794 feet pass the southwest corner of said Kristynik 29.75 acre tract, same being the northwest corner of the Mark J. Jurica, et ux 31.09 acre tract (Volume 15, Page 751), and then continuing with the line common to said Jurica 31.09 acre tract and said 80.81 acre tract, for a total distance of 2,143.60 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for the southwest corner of said Jurica 31.09 acre tract, same being the northwest corner of the David James Hartmann 80.490 acre tract (Volume 742, Page 296 of the Lavaca County Probate Records), same being a slight angle corner in the East lines of said 80.81 acre tract and said 60.000 acres;

**THENCE** South 24° 54' 44" East (called South 23° 01' 05" East) with the line common to said 80.81 acre tract and said Hartmann 80.490 acre tract, a distance of 1,473.09 feet (called 1,472.75 feet) to a ½" iron rod with orange plastic cap stamped "RPLS 4401" found for the southeast corner of said 80.81 acre tract, same being an easterly corner of the Ronald B. Thomas, Jr. 91.04 acre tract (Volume 871, Page 641) and the southeast corner of said 60.000 acres;

**THENCE** South 68° 07' 42" West (called South 70° 01' 21" West) with a line common to said 80.81 acre tract and said Thomas 91.04 acre tract, at 259.10 feet pass a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" for reference, for a total distance of 379.04 feet (called 380.47 feet) to the center of Big Rocky Creek for the southernmost corner of said 80.81 acre tract, same being an interior easterly corner of said Thomas 91.04 acre tract and the southernmost corner of said 60.000 acres;

**THENCE** with said center of Big Rocky Creek and with lines common to said Thomas 91.04 acre tract and said 80.81 acre tract the following six (6) courses and distances:

- 1) North 42° 25' 32" West, 39.60 feet
- 2) North 61° 10' 23" West, 124.04 feet
- 3) North 49° 31' 17" West, 155.15 feet
- 4) North 55° 31' 43" West, 143.38 feet
- 5) North 64° 57' 07" West, 305.13 feet
- 6) North 65° 44' 34" West, 57.05 feet to the upper southerly corner of said 80.81 acre tract, same being the upper southerly corner of said 60.000 acres and the southeast corner of the Charles L. Goedrich and Charles D. Goedrich 40.04 acre tract (Volume 387, Page 221 of the Lavaca County Deed Records), from which a ½ iron rod found for reference bears North 19° 21' 11" West 101.35 feet;

**THENCE** North 19° 21' 11" West (called North 17° 27' 56" West) with a line common to said 80.81 acre tract and said Goedrich 40.04 acre tract and leaving said creek, at 101.35 feet (called 99.33 feet) pass said reference rod, for a total distance of 1,697.56 feet (called 1,695.03 feet) to a ½" iron rod found for the interior westerly corner of said 80.81 acre tract, same being the northeast corner of said Goedrich 40.04 acre tract and an angle corner in the West line of said 60.000 acres;

**THENCE** North 24° 26' 27" West and crossing said 80.81 acre tract, a distance of 1,249.86 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for the northwest corner of said 60.000 acres, same being in the North line of said 80.81 acre tract and in said southerly margin of Lavaca County Road No. 221;

**THENCE** North 66° 55' 10" East (called North 68° 47' 14" East) with said North line of 80.81 acre tract and with said southerly margin of Lavaca County Road No. 221, a distance of 770.39 feet to the **POINT OF BEGINNING**, containing 60.000 acres of land. All bearings are based on Grid North, Texas State Plane Coordinate System, NAD83 (2011) Texas South Central Zone No. 4204. The unit measure for all distances is US Survey Feet.

I hereby certify the foregoing metes and bounds 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  
Maverick Engineering, Inc., Firm # 100491-02  
License No. 4518, State of Texas  
Surveyed September 8, 2021

