



GR
CARNEY H. COULTER SURVEY
(A-106)

COURSES AND DISTANCES ALONG EASTERLY GRADIENT BOUNDARY OF NAVIDAD RIVER

L1	N 13° 16' 40" W	14.99'
L2	N 03° 33' 19" E	32.03'
L3	N 22° 23' 13" W	125.18'
L4	N 06° 08' 54" W	136.35'
L5	N 10° 14' 26" W	98.40'
L6	N 11° 30' 50" W	101.28'
L7	N 14° 56' 51" W	80.79'
L8	N 11° 52' 20" W	106.03'
L9	N 07° 12' 27" W	217.14'
L10	N 04° 51' 58" W	263.59'
L11	N 09° 27' 59" W	282.07'
L12	N 09° 03' 31" W	169.39'
L13	N 06° 07' 53" W	98.02'
L14	N 10° 41' 55" W	230.21'
L15	N 35° 16' 27" W	115.59'
L16	N 33° 50' 39" W	96.02'
L17	N 11° 39' 11" W	51.04'
L18	N 04° 52' 24" W	74.55'
L19	N 10° 34' 49" E	263.18'
L20	N 01° 39' 51" E	135.85'
L21	N 00° 32' 02" W	161.70'
L22	N 22° 09' 18" E	184.80'
L23	N 20° 09' 46" E	161.53'
L24	N 08° 02' 00" E	45.23'
L25	N 04° 12' 47" W	155.30'
L26	N 06° 17' 05" W	100.05'
L27	N 08° 58' 57" W	72.59'
L28	N 18° 17' 18" W	73.95'
L29	N 14° 12' 56" W	33.73'

POINT ON EASTERLY GRADIENT
BOUNDARY OF NAVIDAD RIVER,
FROM WHICH A 5/8" STEEL ROD
WITH YELLOW PLASTIC CAP
STAMPED "P. MATUSEK, RPLS
#4518" SET FOR REFERENCE
BEARS N69°44'38"E 15.08'

U.S. HIGHWAY NO. 90A (120' USUAL R.O.W. WIDTH)

EASTERLY GRADIENT BOUNDARY
OF NAVIDAD RIVER

RANDALL MIKULENKA
143.025 ACRES

DONALD MIKULENKA ESTATE
143.025 ACRES

CHARLES A. GIBSON,
22.723 ACRES
(VOL. 874, PG. 2
O.R.)

CHARLES A. GIBSON,
23.000 ACRES
(VOL. 874, PG. 343
O.R.)

RANDALL MIKULENKA
AND DONALD MIKULENKA ESTATE
60.938 ACRES

A PART OF 374.34 ACRES
(VOL. 423, PG. 73, D.R.)

DIM JOE BLACK. ET UX
26.199 ACRES
(VOL. 874, PG. 479, O.R.)

LUKE LE BAS, ET UX
28.139 ACRES
(VOL. 875, PG. 261, O.R.)

GREGORY K. BOTARD, ET UX
88.38 ACRES
(VOL.751, PG. 537 OF
LAVACA COUNTY PROBATE RECORDS)

ISAAC C. HOSKINS LEAGUE
(A-218)

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 Matusch

PATRICK MATUSEK
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4518,
STATE OF TEXAS
SURVEYED JANUARY 21, 2021



SURVEY PLAT OF THE RANDALL MIKULENKA 143.025 ACRES AND THE DONALD MIKULENKA 143.025 ACRES SITUATED APPROXIMATELY NINE MILES EAST OF THE CITY OF HALLETTSVILLE IN THE C. H. COULTER SURVEY (ABSTRACT NO. 106) AND THE ISAAC C. HOSKINS LEAGUE (ABSTRACT NO. 218) IN LAVACA COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CALLED 374.34 ACRE TRACT AND OUT OF AND A PART OF THAT 78.706 ACRE TRACT, SAID 374.34 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM ROBERT B. SCHWARZ AND ELOUISE S. TOWERS, ET VIR TO ALVIN B. MIKULENKA, ET UX, DATED NOVEMBER 22, 1990, RECORDED IN VOLUME 423, PAGE 73 OF LAVACA COUNTY DEED RECORDS, SAID 78.706 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM BOBBY GENE BOTARD, ET AL TO ALVIN B. MIKULENKA, ET UX, DATED MARCH 18, 1993, RECORDED IN VOLUME 21, PAGE 862 OF LAVACA COUNTY OFFICIAL RECORDS

GENERAL NOTES

1. ○ FR = FOUND 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "P. MATUSSEK, RPLS #4518"
2. ○ CM = TXDOT TYPE I CONCRETE RIGHT-OF-WAY MARKER
3. ○ = NOTHING FOUND OR SET
4.  EXISTING FENCE
5.  PROPERTY LINE
6.  APPROXIMATE SURVEY LINE
7. D.R. = LAVACA COUNTY DEED RECORDS
O.R. = LAVACA 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.