

ADJOINING TRACTS

- 1 ALTON J. GRAHMANN AND PATRICIA ANN GRAHMANN BELCIK
28.30 ACRES
(SECOND TRACT, VOL. 387, PG. 46, D.R.)
- 2 ALTON J. GRAHMANN AND PATRICIA ANN GRAHMANN BELCIK
27.15 ACRES
(FIRST TRACT, VOL. 387, PG. 46, D.R.)
- 3 DEREK APPELT AND ALEXANDER BOSKE, TRUSTEES
10.337 ACRES
(VOL. 319, PG. 545, O.R.)
- 4 GLENN L. PAGEL, ET UX
10.337 ACRES
(VOL. 641, PG. 336, O.R.)

ARTHUR SHERRILL
LEAGUE
(A-399)

APPROXIMATE LEAGUE LINE

APPROXIMATE LEAGUE LINE

CALLLED 146 ACRES
(SEVENTH TRACT, VOL. 801, PG. 448, O.R.)

STEPHEN D. RHEINSTROM
AND DEBORAH RHEINSTROM
CALLLED 42-1/4 ACRES
(TRACT FOUR, VOL. 381, PG. 506, O.R.)

DUFOUR CALLED
14-1/12 ACRES
(THIRD TRACT,
VOL. 801,
PG. 448, O.R.)

DUFOUR CALLED
14-1/12 ACRES
(SECOND TRACT,
VOL. 801,
PG. 448, O.R.)

DUFOUR CALLED
14-1/12 ACRES
(FOURTH TRACT,
VOL. 801,
PG. 448, O.R.)

CALLLED 42-1/2 ACRES
(FIRST TRACT, VOL. 801,
PG. 448, O.R.)

KINDELL DUFOUR
AND DAMIEN DUFOUR
120.000 ACRES

FLOYD GRANT
50 ACRES
(NO DEED REFERENCE FOUND)

LARRY JOE APPELT, ET UX
10.337 ACRES
(VOL. 31, PG. 584, O.R.)

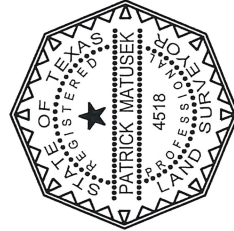
GLENN L. PAGEL, ET UX
10.337 ACRES
(VOL. 307, PG. 149, O.R.)

GLENN L. PAGEL, ET UX
10.337 ACRES
(VOL. 340, PG. 352, D.R.)

- GENERAL NOTES
1. O SR = SET 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "P. MATUSEK, RPL'S #4518"
 2. O IRF = FOUND 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KOLAGNY 5318"
 3. O IR = FOUND 1/2" IRON ROD
 4. O = NOTHING FOUND OR SET
 5. EXISTING FENCE
 6. PROPERTY LINE
 7. PARENT TRACT LINE
 8. ENERGY TRANSFER COMPANY NATURAL GAS PIPELINE
 9. D.R. = LAVACA COUNTY DEED RECORDS
 10. O.R. = LAVACA COUNTY OFFICIAL RECORDS
 11. THE BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83(2011) (TEXAS SOUTH CENTRAL ZONE 4204) AS DERIVED FROM GPS OBSERVATIONS.
 12. THE DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE ADJUSTED 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 23, 2022



SURVEY PLAT OF 120.000 ACRES OF LAND SITUATED APPROXIMATELY 4.75 MILES EAST-SOUTHEAST OF THE CITY OF HALLETTSVILLE IN THE ARTHUR SHERRILL LEAGUE (ABSTRACT NO. 389) IN LAVACA COUNTY, TEXAS AND BEING OUT OF AND A PART OF THAT OF CALLED 42-1/2 ACRE TRACT, ALL OF THAT CALLED 110.51 ACRE TRACT, AND OUT OF AND A PART OF THAT CALLED 146 ACRE TRACT DESCRIBED AS THE FIRST, SIXTH, AND SEVENTH TRACTS, RESPECTIVELY IN A GIFT DEED FROM LEON LOUIS KAHANEK, III TO KINDELL DUFOUR AND DAMIEN DUFOUR, A MARRIED COUPLE, DATED AUGUST 29, 2018, RECORDED IN VOLUME 801, PAGE 448 OF THE LAVACA COUNTY OFFICIAL RECORDS

