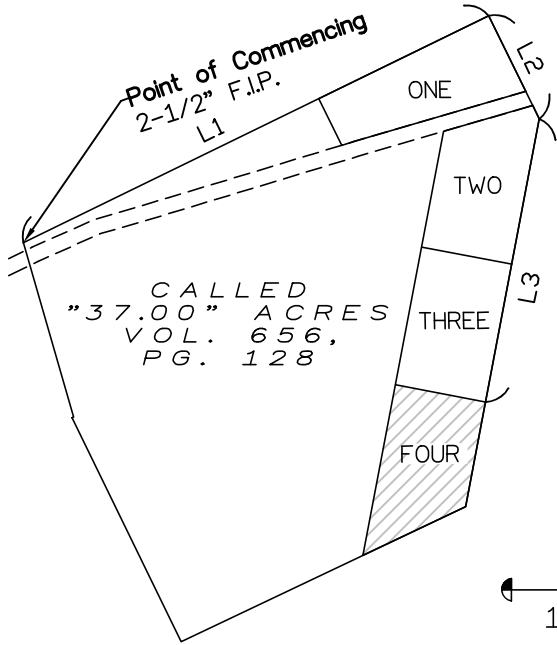


Waterloo Surveyors  
SURVEY PLAT

OWNER: ADDRESS:  
DIE SCHUHKNECHT COUNTY ROAD 444,  
HALLETTSVILLE, TX 77964

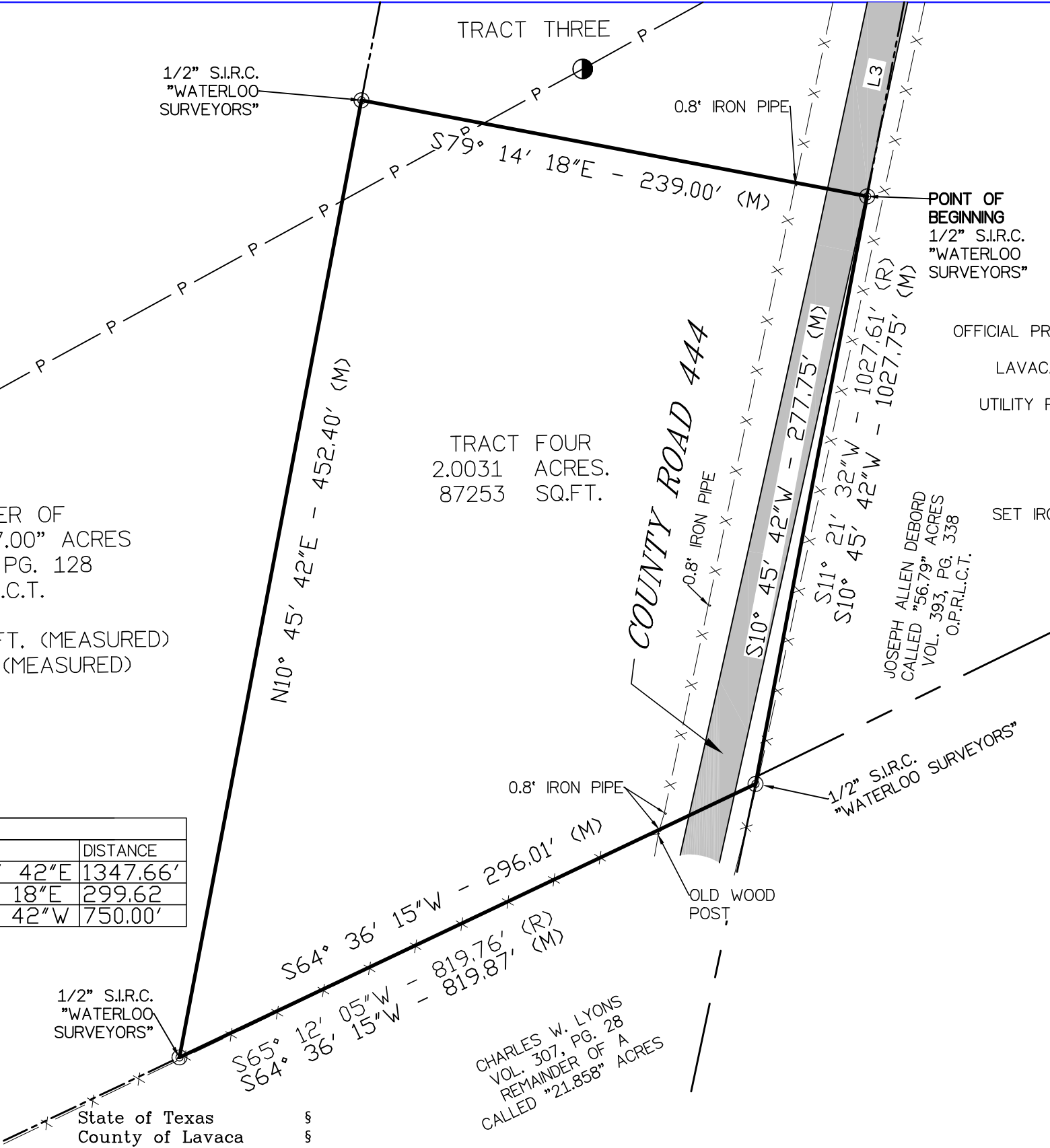
GENERAL DESCRIPTION:  
BEING A 2.0031 ACRES TRACT OF LAND OUT OF A CALLED 37.00 ACRES SITUATED IN AND A PART OF THE A.B. WILLIAMS SURVEY, ABSTRACT NO. 508, AND THE A. DOUGLAS SURVEY, ABSTRACT NO. 138, LAVACA COUNTY, TEXAS, AND IS A PORTION OF A 94.07 ACRES CONVEYED TO LOUIS E. DEBORD RECORDED IN VOLUME 224, PAGE 533 OF THE DEED RECORDS OF LAVACA COUNTY, TEXAS. THIS 37.00 ACRES IS MORE FULLY DESCRIBED BY METES AND BOUNDS IN VOLUME 656, PAGE 128, OF THE OFFICIAL PUBLIC RECORDS OF LAVACA COUNTY, TEXAS, LESS A 6.41 ACRES SITUATED IN AND A PART OF THE A.B. WILLIAMS SURVEY, ABSTRACT NO. 508, LAVACA COUNTY, TEXAS, AND IS A PORTION OF THAT CERTAIN 37.00 ACRE TRACT RECORDED IN VOLUME 656, PAGE 128 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS, SAID TRACT SHOWN HEREON DESCRIBED AS TRACT FOUR, 2.0031 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART THEREOF.



REMAINDER OF  
A CALLED "37.00" ACRES  
VOL. 656, PG. 128  
O.P.R.L.C.T.  
1,333,021.5 SQ. FT. (MEASURED)  
30.602 ACRE (MEASURED)

LINE TABLE		
NUM	BEARING	DISTANCE
L1 (M)	N63° 58' 42"E	1347.66'
L2 (M)	S26° 14' 18"E	299.62
L3 (M)	S10° 45' 42"W	750.00'

- NOTES:
- THIS SURVEYOR RECOGNIZES THAT THE MONUMENTS FOUND AT SITE ARE OUT OF TOLERANCE, HOWEVER, MUST ACCEPT THEM AS "AS SET ON THE GROUND AND MUST BE HELD AS CORRECT DUE TO THEIR SIMILARITY TO OTHERS FOUND IN THE AREA (IE: SIZE, CONDITION)" AS BONA FIDE CORNERS.
  - BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) SOUTH CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE, AND MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON. NO ADDITIONAL EASEMENT RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY.
  - THE PROPERTY SHOWN HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADM. DEPARTMENT OF HUD FLOOD HAZARD BOUNDARY MAP REVISED AS PER MAP NUMBER: 48285C0450E, ZONE: "X", DATED: 11/26/2010.
  - NOT ALL IMPROVEMENTS SHOWN.



State of Texas §  
County of Lavaca §

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Conditions II Survey.

I Karl E. Atkins, a Texas Registered Professional Land Surveyor do hereby certify to the land owners, that this the above survey, represents an on the ground survey conducted under my supervision this the 16TH day of JUNE, 2025 and is true and correct to the best of my knowledge.

15511 Hwy 71 W Ste 110 PMB# 118, Bee Caves, Texas 78738 Phone: (512) 481-9602 FIRM #10124400

H5474-TRACT FOUR  
PAGE 1 OF 2  
DRAFTED BY: CD

LEGEND

- ELECTRIC METER (E)  
FOUND IRON PIPE (FIP)  
FOUND IRON ROD (FIR)  
MAILBOXES (MB)  
MEASURED CALL (M)  
OFFICIAL PROPERTY RECORDS, O.P.R.L.C.T.  
LAVACA COUNTY, TEXAS  
UTILITY POLE/GUY ANCHOR (P)  
RECORD CALL (R)  
SET SPINDLE (S)  
SET IRON ROD WITH CAP (C)  
TELE. RISER (T)  
UTILITY LINE (P)  
IRON FENCE (X)  
WIRE FENCE (X)  
WOOD FENCE (X)  
ASPHALT (A)  
CONCRETE (C)  
GRAVEL (G)



Karl E. Atkins  
Karl E Atkins, RPLS 4618  
07/09/2025  
Date of Signature