

LAVACA COUNTY, TEXAS

SAMUEL FULLER SURVEY, ABSTRACT NO. 18  
TUCKER FOLEY SURVEY, ABSTRACT NO. 169

LEGEND

- P.O.B. = POINT OF BEGINNING
- D.R.L.C., TX = DEED RECORDS OF LAVACA COUNTY, TEXAS
- O.P.R.L.C., TX = OFFICIAL PUBLIC RECORDS OF LAVACA COUNTY, TEXAS
- O.R.L.C., TX = OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS
- X = BARBED WIRE FENCE
- OE = OVERHEAD ELECTRIC LINES
- = WOOD FENCE
- = HOG WIRE FENCE
- ⊙ = POWER POLE
- ⊙ = GUY ANCHOR
- ⊙ = SET 5/8" IRON ROD WITH CAP "RPLS 6229" UNLESS NOTED OTHERWISE

WILLIAM O. ZAPALAC  
CALLED 50 ACRES  
VOLUME 382, PAGE 529  
D.R.L.C., TX

JASON CUMMINS AND  
BROOKE LEOPOLD  
CALLED 54.41 ACRES  
VOLUME 716, PAGE 809  
O.P.R.L.C., TX

FOUND 5/8"  
IRON ROD  
(BENT)

FOUND 3/8"  
IRON ROD

SCALE: 1" = 150'  
150' 75' 0 150'

TANYA L. BOETHEL  
CALLED 33.596 ACRES  
VOLUME 603, PAGE 524  
O.R.L.C., TX

TANYA L. BOETHEL  
CALLED 33.596 ACRES  
VOLUME 603, PAGE 524  
O.R.L.C., TX

IRENE GUMMELT  
CALLED 98.3 ACRES  
VOLUME 409, PAGE 155  
D.R.L.C., TX

TRACT 2  
12.82 ACRES

TRACT 3  
23.02 ACRES

TRACT 1  
15.86 ACRES

TRACT 4  
18.73 ACRES

TRACT 5  
15.00 ACRES

TRACT 6  
13.62 ACRES

POINT TABLE		
POINT NO.	GRID COORDINATES	GEOGRAPHIC COORDINATES
1	X:2,642,221.99 Y:13,748,226.72	N29°32'06.575" W96°52'52.031"
2	X:2,642,859.16 Y:13,748,479.21	N29°32'08.960" W96°52'44.766"
3	X:2,643,394.20 Y:13,748,691.23	N29°32'10.962" W96°52'38.666"
4	X:2,643,972.79 Y:13,748,920.50	N29°32'13.128" W96°52'32.070"
5	X:2,644,248.18 Y:13,748,225.86	N29°32'06.202" W96°52'29.095"
6	X:2,644,594.12 Y:13,747,375.99	N29°31'57.727" W96°52'25.354"
7	X:2,644,033.54 Y:13,747,177.57	N29°31'55.864" W96°52'31.740"
8	X:2,643,783.28 Y:13,747,770.06	N29°32'01.774" W96°52'34.451"
9	X:2,643,265.88 Y:13,747,580.38	N29°31'59.989" W96°52'40.347"
10	X:2,642,579.27 Y:13,747,328.67	N29°31'57.621" W96°52'48.171"

POINT TABLE		
POINT NO.	GRID COORDINATES	GEOGRAPHIC COORDINATES
11	X:2,642,788.60 Y:13,746,802.51	N29°31'52.375" W96°52'45.909"
12	X:2,642,855.03 Y:13,746,763.84	N29°31'51.980" W96°52'45.165"
13	X:2,643,541.07 Y:13,747,003.25	N29°31'54.227" W96°52'37.351"
14	X:2,643,579.67 Y:13,746,962.22	N29°31'53.814" W96°52'36.922"
15	X:2,644,698.76 Y:13,746,672.21	N29°31'50.742" W96°52'24.315"
16	X:2,643,465.52 Y:13,746,552.20	N29°31'49.776" W96°52'38.299"
17	X:2,643,393.26 Y:13,746,292.63	N29°31'47.219" W96°52'39.170"
18	X:2,643,342.33 Y:13,746,112.49	N29°31'45.445" W96°52'39.783"
19	X:2,644,766.87 Y:13,746,214.06	N29°31'46.194" W96°52'23.638"



NOTES:

- LAND SURVEY PLAT SHOWING THE DIVISION OF A 99.05 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 100 ACRE TRACT RECORDED IN VOLUME 939, PAGE 328 O.P.R.L.C., TX
- THIS SURVEY HAS BEEN PREPARED FROM INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AND REFERENCED IN GF NO. 25-550-AUS, EFFECTIVE MAY 27, 2025. PROPOSED INSURED IS FRITZ PARTNERS, LIMITED, A TEXAS PARTNERSHIP
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, TEXAS, MAP NO. 4828C0175E AND MAP NO. 48285C0200E EFFECTIVE NOVEMBER 26, 2010, THE SUBJECT TRACT APPEARS TO LIE PARTIALLY WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND PARTIALLY WITHIN ZONE A (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) AS SHOWN. THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY AND HAS NOT BEEN FIELD VERIFIED.

I, DONALD RAY HUNTER, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, LICENSE NO. 6229, HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND BY ME, OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEY PRACTICE ACT AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS

08/11/2025  
DONALD RAY HUNTER JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229

DATE SURVEYED: JULY 21, 2025  
BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), SOUTH CENTRAL ZONE, US SURVEY FEET.

ORIGINAL SHEET SIZE = 22" X 34"

REV.	DATE	BY	DESCRIPTION	CHK.
PROJECT NO. 25-058				
HLS SERVICES				
PREPARED BY: HLS SERVICES, LLC 15803 ROSE PINE CT., CYPRESS, TX 77429 PHONE: (832) 690-9007 EMAIL: DONALD.HUNTER@HLSERVICES.BIZ				

LAND SURVEY DIVISION OF A 99.05 ACRE TRACT  
BEING ALL OF THAT CALLED 100 ACRE TRACT

PROPERTY ADDRESS  
2237 COUNTY ROAD 214, HALLETTSVILLE, TX

DRAWN BY: DRH	DATE: 08/05/2025	DWG. NO.	REV.
CHECKED BY: DRH	DATE: 08/11/2025	25-058-01	0
SCALE: 1" = 150'	APP.: DRH		