



PAUL L. NAJVAR AND MARY BETH NAJVAR  
(SECOND TRACT, VOL. 712, PG. 283, O.R.)

HENRY J. KOSTELNIK, JR.,  
ET UX  
22.0 ACRES  
(TRACT ONE,  
VOL. 140,  
PG. 925, O.R.)

CHARLES R. KOERTH, JR., ET UX  
49.046 ACRES  
(TRACT 1, VOL. 887, PG. 806, O.R.)

WARREN HENNEKE,  
ET UX  
57 ACRES  
(VOL. 376,  
PG. 218, O.R.)

ROBERT W. RUSS  
21.080 ACRES  
(VOL. 867,  
PG. 275, O.R.)

TAMMY LYNN WOYTEK  
12.0 ACRES  
(VOL. 297, PG. 366, O.R.)

O. J. WOYTEK, JR.  
80 ACRES  
(FIRST TRACT,  
VOL. 234,  
PG. 268, D.R.)

JOEL PONTON LEAGUE  
(A-356)

TUSA ENTERPRISES, LTD.  
263.242 ACRES

A PART OF 540 ACRES  
(FOURTH TRACT, VOL. 70, PG. 586, O.R.)

TRAMER WOYTEK, ET UX  
128.636 ACRES  
(VOL. 946, PG. 625, O. R.)

BRANDON CRAIG WHITLEY  
6.702 ACRES  
(VOL. 516, PG. 295, O.R.)

GARY VAVRUSA, ET AL  
102.33 ACRES  
(VOL. 336, PG. 717, O.R.)

THERESA KOSTELNIK  
53.3 ACRES  
(TRACT NO. 1,  
VOL. 823, PG. 814, O.R.)

PAM GRAHMANN  
49.31 ACRES  
(VOL. 786, PG. 92, O.R.)

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 MATUREK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4518,  
STATE OF TEXAS  
SURVEYED MAY 6, 2022



SURVEY PLAT OF 263.242 ACRES OF LAND SITUATED APPROXIMATELY 6.75 MILES EAST OF THE CITY OF HALLETTSVILLE IN THE JOEL PONTON LEAGUE (ABSTRACT NO. 356) IN LAVACA COUNTY, TEXAS AND BEING OUT OF AND A PART OF THAT CALLED 540 ACRE TRACT DESCRIBED AS THE FOURTH TRACT IN A SPECIAL WARRANTY DEED FROM THEO S. TUSA, JR. TO TUSA ENTERPRISES, LTD., EXECUTED JUNE 15, 1995, RECORDED IN VOLUME 70, PAGE 586 OF THE LAVACA COUNTY OFFICIAL RECORDS

GENERAL NOTES

- SR = SET 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "P. MATUREK, RPLS #4518"
- IRF = FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KOLACNY"
- IR = FOUND 1/2" IRON ROD
- FN = FOUND 8" DIAMETER CEDAR FENCE POST
- EXISTING FENCE
- PROPERTY LINE
- OVERHEAD ELECTRIC LINE
- D.R. = LAVACA COUNTY DEED RECORDS  
O.R. = LAVACA COUNTY OFFICIAL RECORDS
- THE BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83(2011) (TEXAS SOUTH CENTRAL ZONE 4204) AS DERIVED FROM GPS OBSERVATIONS.
- THE DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00013.