

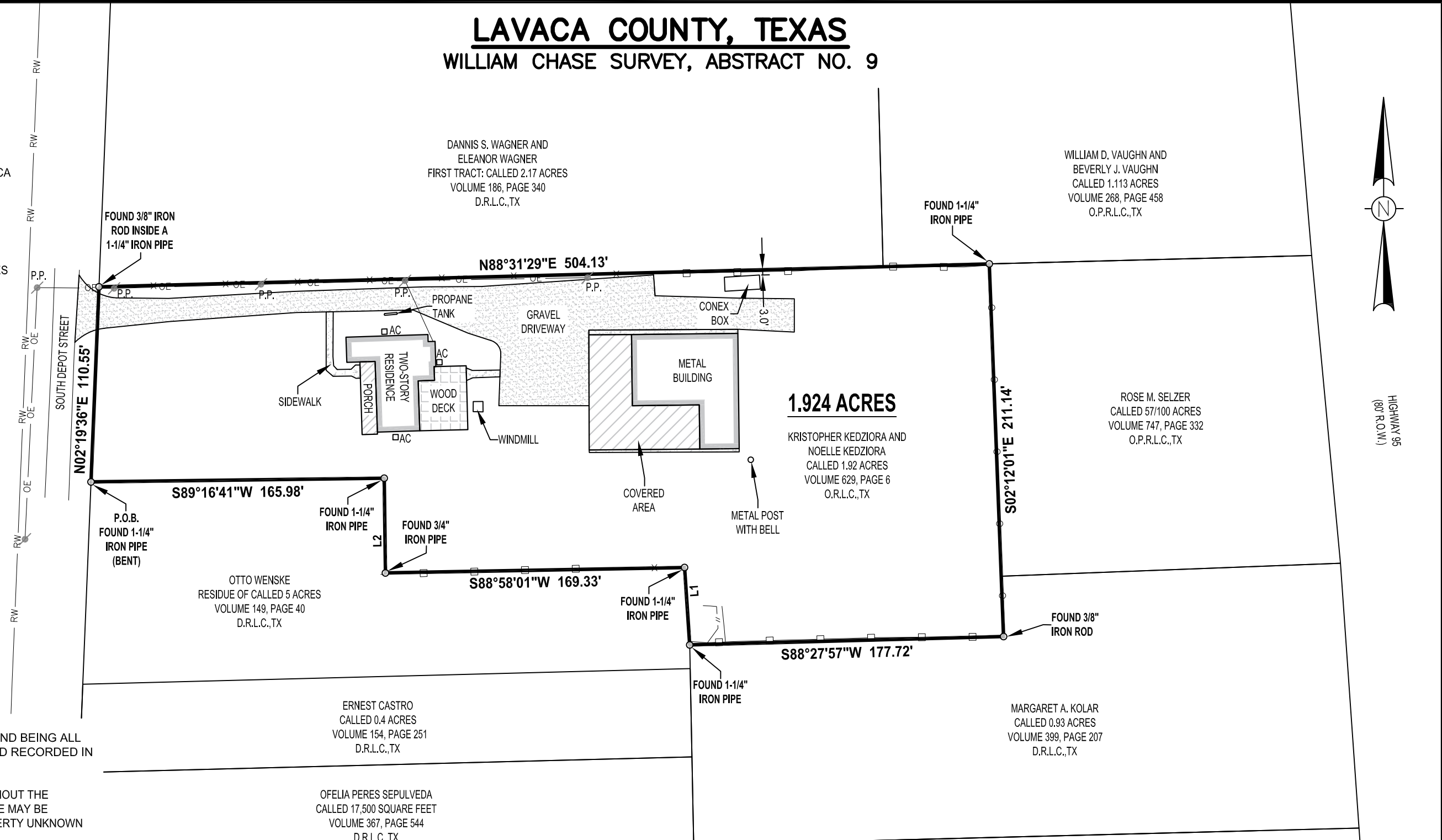
# LAVACA COUNTY, TEXAS

## WILLIAM CHASE SURVEY, ABSTRACT NO. 9

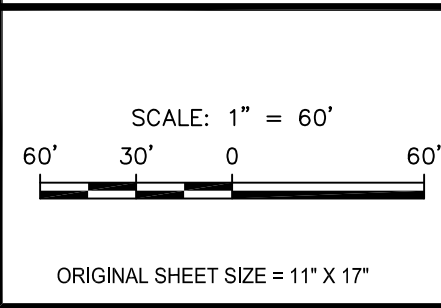
**LEGEND**

- P.P. = POWER POLE
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- D.R.L.C.,TX = DEED RECORDS OF LAVACA COUNTY, TEXAS
- O.R.L.C.,TX = OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS
- O.P.R.L.C.,TX = OFFICIAL PUBLIC RECORDS OF LAVACA COUNTY, TEXAS
- RW — = ROAD RIGHT OF WAY LINE
- OE — = OVERHEAD ELECTRIC LINES
- X — = BARBED WIRE FENCE
- — = HOG WIRE FENCE
- — = CHAINLINK FENCE
- // — = WOOD FENCE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N03°48'51"W	43.93'
L2	N00°45'31"W	53.63'



- NOTES:**
- LAND SURVEY OF 1.924 ACRES OF LAND BEING ALL OF THAT CALLED 1.92 ACRES OF LAND RECORDED IN VOLUME 629, PAGE 6 O.R.L.C.,TX
  - THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS AFFECTING SUBJECT PROPERTY UNKNOWN TO THE SURVEYOR
  - REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION ACCOMPANYING THIS SKETCH



REV.	DATE	BY	DESCRIPTION	CHK.

PROJECT NO. 22-116

**HLS SERVICES**  
 PREPARED BY: HLS SERVICES, LLC  
 15803 ROSE PINE CT., CYPRESS, TX 77429  
 PHONE: (832) 690-9007  
 FIRM NO. 10194614

LAND SURVEY OF 1.924 ACRES BEING ALL OF THAT CALLED 1.92 ACRES			
PROPERTY ADDRESS 715 SOUTH DEPOT STREET, MOULTON, TX 77975			
DRAWN BY: KLH	DATE: 06/06/2022	DWG. NO.	REV.
CHECKED BY: DRH	DATE: 06/06/2022	22-116-001	0
SCALE: 1" = 60'	APP.: DRH		

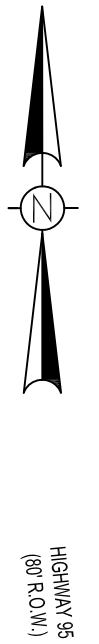


THIS SURVEY WAS PERFORMED ON THE GROUND BY ME, OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEY PRACTICE ACT AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS

*Donald Ray Hunter, Jr.* 06/10/2022

DONALD RAY HUNTER JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229

DATE SURVEYED: JUNE 2, 2022  
 BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), SOUTH CENTRAL ZONE, US SURVEY FEET.



William Chase Survey, Abstract No. 9  
Lavaca County, Texas  
1.924 acres  
Project No. 22-116

METES AND BOUNDS DESCRIPTION OF A 1.924 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 1.92 ACRE TRACT OF LAND DESCRIBED IN DEED TO KRISTOPHER KEDZIORA AND NOELLE KEDZIORA RECORDED IN VOLUME 629, PAGE 6 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS (O.R.L.C.,TX) AND BEING OUT OF AND A PART OF A CALLED 5 ACRE TRACT OF LAND DESCRIBED IN DEED TO OTTO WENSKA RECORDED IN VOLUME 149, PAGE 40 OF THE DEED RECORDS OF LAVACA COUNTY, TEXAS (D.R.L.C.,TX) AND SITUATED IN THE WILLIAM CHASE SURVEY, ABSTRACT NO. 9 IN LAVACA COUNTY, TEXAS. SAID 1.924 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a found 1-1/4 inch iron pipe (bent) in the east right of way line of South Depot Street and the west line of said Otto Wenske 5 acre tract marking the most westerly corner of said 1.92 acre tract;

**Thence** with the west line of said 1.94 acre tract, the west line of said Otto Wenske 5 acre tract and the east right of way line of South Depot Street **North 02 degrees 19 minutes 36 seconds East 110.55 feet** to a found 3/8 inch iron rod inside a 1-1/4 inch iron pipe marking the northwest corner of said 1.94 acre tract, the northwest corner of said Otto Wenske 5 acre tract and the southwest corner of a called 2.17 acre tract of land known as First Tract described in deed to Dannis S. Wagner and Eleanor Wagner recorded in Volume 186, Page 340 D.R.L.C.,TX;

**Thence** with the north line of said 1.94 acre tract, the north line of said Otto Wenske 5 acre tract and the south line of said 2.17 acre tract **North 88 degrees 31 minutes 29 seconds East** at 444.00 feet **passing** the southeast corner of said 2.17 acre tract and the southwest corner of a called 1.113 acre tract of land described in deed to William D. Vaughn and Beverly J. Vaughn recorded in Volume 268, Page 458 of the Official Public Records of Lavaca County, Texas (O.P.R.L.C.,TX) and continuing in all a **total distance of 504.13 feet** to a found 1-1/4 inch iron pipe marking the northeast corner of said 1.94 acre tract and the northwest corner of a called 57/100 acre tract of land as occupied described in deed to Rose M. Selzer recorded in Volume 747, Page 332 O.P.R.L.C.,TX;

**Thence** on, over and across said Otto Wenske 5 acre tract and with the east line of said 1.94 acre tract and the northwest line of said 57/100 acre tract **South 02 degrees 12 minutes 01 seconds East** at 177.00 feet **passing** the southwest corner of said 57/100 acre tract as occupied and an apparent north corner of a called 0.93 acre tract of land described in deed to Margaret A. Kolar recorded in Volume 399, Page 207 D.R.L.C.,TX and continuing in all a **total distance of 211.14 feet** to a found 3/8 inch iron rod marking the southeast corner of said 1.94 acre tract and an interior north corner of said 0.93 acre tract;

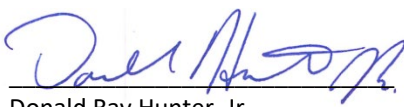
**Thence** continuing on, over and across said Otto Wenske 5 acre tract, with the south line of said 1.94 acre tract and an apparent north line of said 0.93 acre tract **South 88 degrees 27 minutes 57 seconds West 177.72 feet** to a found 1-1/4 inch iron pipe marking the most southerly southwest corner of said 1.94 acre tract and the apparent northwest corner of said 0.93 acre tract;

**Thence** continuing on, over and across said Otto Wenske 5 acre tract and with the south line of said 1.94 acre tract the following four (4) courses:

1. **North 03 degrees 48 minutes 51 seconds West 43.93 feet** to a found 1-1/4 inch iron pipe;
2. **South 88 degrees 58 minutes 01 seconds West 169.33 feet** to a found 3/4 inch iron pipe;
3. **North 00 degrees 45 minutes 31 seconds West 53.63 feet** to a found 1-1/4 inch iron pipe;
4. **South 89 degrees 16 minutes 41 seconds West 165.98 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 1.924 acres within these metes and bounds.

Reference is herein made to the sketch accompanying this metes and bounds description

Bearing Basis: All bearings shown herein are referenced to the Texas Coordinate System of 1983 (2011), South Central Zone, U.S. Survey Foot derived from G.P.S. observations.

  
Donald Ray Hunter, Jr.  
Registered Professional Land Surveyor  
No. 6229 – State of Texas  
Prepared by: HLS Services, LLC

