

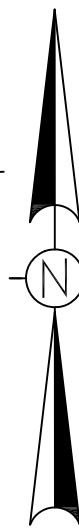
LAVACA COUNTY, TEXAS

DANIEL T DONALDSON SURVEY, ABSTRACT NO. 16

SARAH CONNER
TRACT 2: CALLED 1.473 ACRES
VOLUME 1929, PAGE 848
O.R.L.C.,TX

SARAH CONNER
TRACT 3: CALLED 24.998 ACRES
VOLUME 1929, PAGE 848
O.R.L.C.,TX

ROBERT BLADES
CALLED 86.667 ACRES
VOLUME 1929, PAGE 840
O.R.L.C.,TX



LEGEND

- P.P. = POWER POLE
- P.O.B. = POINT OF BEGINNING
- 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
- X — = BARBED WIRE FENCE
- OE — = OVERHEAD ELECTRIC LINES
- RW — = RIGHT OF WAY LINE
- ☐ = TELEPHONE PEDESTAL

SUBDIVISION RESTRICTIVE COVENANTS

1. NO MOBILE HOMES OR MANUFACTURED HOMES.
2. RV'S MAY NOT BE LIVED IN.
3. 50' BUILDING SETBACK LINES ON ALL PROPERTY BOUNDARIES. THE SETBACK LINES DO NOT INCLUDE DRIVEWAYS.
4. PROPERTIES MAY NOT BE FURTHER SUBDIVIDED INTO SMALLER TRACTS.
5. NO JUNKYARDS.
6. GRANTOR IS NOT RESPONSIBLE FOR ENFORCING THE DEED RESTRICTIONS. IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF SAINT JOHN EVERGREENS TRACTS 1 - 5.

HERBERT C. PAULER AND
GEORGIA PAULER
CALLED 22.55 ACRES
VOLUME 345, PAGE 628
D.R.L.C.,TX

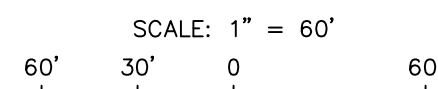


THIS SURVEY WAS PERFORMED ON THE GROUND BY ME, OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEY PRACTICE ACT AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS

Donald Ray Hunter, Jr.
06/11/2023
DONALD RAY HUNTER, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229

THOMAS PATRICK WORKMAN AND
MARY SYLVIA WORKMAN
CALLED 27.53 ACRES
VOLUME 922, PAGE 597
O.P.R.L.C.,TX

DATE SURVEYED: APRIL 4, 2023
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. **23-063**

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

LAND SURVEY DIVISION OF 5 TRACTS OF LAND BEING ALL OF THAT CALLED 21.57 ACRE TRACT			
SAINT JOHN EVERGREENS SUBDIVISION			
DRAWN BY:	DATE:	DWG. NO.	REV.
KLH	05/16/2023	23-063-01	0
CHECKED BY:	DATE:	APP.	
DRH	05/16/2023	DRH	
SCALE:			
1" = 60'			

LINE TABLE		
LINE	BEARING	LENGTH
L1	S42°42'59"E	19.48'

RAY AND FAYE LEWIS FAMILY
PARTNERSHIP, LTD
FIRST TRACT: CALLED 306.05 ACRES
VOLUME 103, PAGE 508
O.P.R.L.C.,TX
FURTHER DESCRIBED IN
VOLUME 224, PAGE 176
D.R.L.C.,TX

EASEMENT NOTES:

- TELEPHONE RIGHT OF WAY EASEMENT TO COLORADO VALLEY TELEPHONE COOPERATIVE, INC. RECORDED IN VOLUME 221, PAGE 478 D.R.L.C.,TX AFFECTS SUBJECT PROPERTY. CANNOT BE SHOWN AS IT IS BLANKET IN NATURE

SURVEY NOTES:

- LAND SURVEY OF SAINT JOHN EVERGREENS SUBDIVISION, A DIVISION OF 5 TRACTS OF LAND BEING ALL OF THAT CALLED 21.57 ACRE TRACT RECORDED IN VOLUME 383, PAGE 778 D.R.L.C.,TX
- THIS SUBDIVISION WAS EXEMPTED FROM THE LAVACA COUNTY SUBDIVISION REGULATIONS UNDER SECTION 1.3 (A) AND (C) OF SAID REGULATION
- 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

