

**METES AND BOUNDS DESCRIPTION**

12.732 ACRES  
METES AND BOUNDS DESCRIPTION

BEING 12.732 ACRES OF LAND SITUATED APPROXIMATELY 4 MILES WEST OF THE CITY OF HALLETTSVILLE, IN THE JOHN SMOTHERS SURVEY (A-47), IN LAVACA COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 12.732 ACRE TRACT OF LAND DESCRIBED AS EXHIBIT "A" IN A GENERAL WARRANTY DEED FROM SANDRA K. KONVICKA TO RANDALL T. DORNNAK, DATED JULY 7, 2015, RECORDED IN VOLUME 692, PAGE 488 OF THE LAVACA COUNTY OFFICIAL RECORDS. ALL DEED REFERENCES HEREIN ARE TO SAID LAVACA COUNTY OFFICIAL RECORDS UNLESS OTHERWISE NOTED. METES AND BOUNDS DESCRIPTION OF SAID 12.732 ACRE TRACT IS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE EASTERLY MARGIN OF LAVACA COUNTY ROAD NO. 167 (LOR 167), FOR THE NORTHWEST CORNER OF THE LARRY J. BLUNOCH CALLED 18.732 ACRE TRACT OF LAND RECORDED IN VOLUME 421, PAGE 910 OF THE LAVACA COUNTY DEED RECORDS, SAME BEING THE SOUTHWEST CORNER OF SAID DORNNAK 12.732 ACRES AND OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01°17' 10" WEST, WITH SAID EASTERLY MARGIN OF LOR 167, FOR A DISTANCE OF 179.18 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "J. BLUDAU RPLS #6390" FOUND FOR THE SOUTHWEST CORNER OF THE CLIFF BAKER, ET UX, ELIZABETH CALLED 2.023 ACRE TRACT OF LAND DESCRIBED IN VOLUME 826, PAGE 416, SAME BEING THE SOUTHERLY NORTHWEST CORNER OF SAID DORNNAK 12.732 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88°29' 12" EAST, LEAVING SAID EASTERLY MARGIN OF LOR 167 WITH A COMMON LINE BETWEEN SAID BAKER 2.023 ACRE TRACT AND SAID DORNNAK 12.732 ACRE TRACT, FOR A DISTANCE OF 232.92 FEET TO A 1/2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID BAKER 2.023 ACRE TRACT, SAME BEING AN INTERIOR CORNER OF SAID DORNNAK 12.732 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01°34' 12" WEST, WITH A SECOND COMMON LINE BETWEEN SAID BAKER 2.023 ACRE TRACT AND SAID DORNNAK 12.732 ACRE TRACT, FOR A DISTANCE OF 379.93 FEET TO A 1/2" IRON PIPE FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 90A (US 90A, 120' WIDE, RIGHT-OF-WAY), FOR THE NORTHEAST CORNER OF SAID BAKER 2.023 ACRE TRACT, SAME BEING THE NORTHERLY NORTHWEST CORNER OF SAID DORNNAK 12.732 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88°12' 55" EAST, WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF US 90A, FOR A DISTANCE OF 511.70 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "J. BLUDAU RPLS #6390" FOUND FOR THE NORTHWEST CORNER OF THE MICHAEL KONVICKA CALLED 12.732 ACRE TRACT OF LAND DESCRIBED IN VOLUME 681, PAGE 539, SAME BEING THE NORTHEAST CORNER OF SAID DORNNAK 12.732 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 01°17' 10" EAST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF US 90A, WITH THE COMMON LINE BETWEEN SAID KONVICKA 12.732 ACRE TRACT AND SAID DORNNAK 12.732 ACRE TRACT, FOR A DISTANCE OF 719.16 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "J. BLUDAU RPLS #6390" FOUND IN THE NORTHWESTERLY LINE OF THE DELORES J. SOMMER, ET VIR, CHARLES M. CALLED 16.80 ACRE TRACT OF LAND RECORDED IN VOLUME 411, PAGE 566 OF THE LAVACA COUNTY DEED RECORDS, FOR THE SOUTHWEST CORNER OF SAID KONVICKA 12.732 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID DORNNAK 12.732 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88°22' 37" WEST, WITH THE COMMON LINE BETWEEN SAID SOMMER 16.80 ACRE TRACT AND SAID DORNNAK 12.732 ACRE TRACT, FOR A DISTANCE OF 57.74 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "J. BLUDAU RPLS #6390" FOUND IN THE NORTH LINE OF SAID BLUNOCH 18.732 ACRE TRACT, FOR THE SOUTHWEST CORNER OF SAID SOMMER 16.80 ACRE TRACT, SAME BEING AN ANGLE CORNER IN THE SOUTH LINE OF SAID DORNNAK 12.732 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88°38' 22" WEST, WITH THE COMMON LINE BETWEEN SAID BLUNOCH 18.732 ACRE TRACT AND SAID DORNNAK 12.732 ACRE TRACT, FOR A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 12.732 ACRES OF LAND, MORE OR LESS. ALL BEARINGS ARE BASED ON GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83(11) TEXAS SOUTH CENTRAL ZONE NO. 4204. THE UNIT OF MEASURE FOR ALL DISTANCES IS U.S. SURVEY FEET AND ARE REPRESENTED AS SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00013.

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, JEREMY BLUDAU, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THIS PLAT WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT ORDINANCE OF THE COUNTY OF LAVACA, TEXAS.

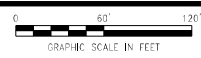
**PRELIMINARY**

JEREMY BLUDAU, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6390

MAVERICK ENGINEERING, INC., FIRM #100491-02  
318 E. MORRIS ST.  
YOAKUM, TX 77995  
(361) 293-2725

- LEGEND**
- 1. ○ SR = SET 5/8" STEEL ROD WITH ORANGE PLASTIC CAP STAMPED "J. BLUDAU, RPLS #6390"
  - 2. ○ SRP = FOUND 5/8" STEEL ROD WITH ORANGE PLASTIC CAP STAMPED "J. BLUDAU, RPLS #6390"
  - 3. ○ IR = FOUND 1/2" IRON PIPE
  - 4. ○ IRP = FOUND 1/2" IRON PIPE
  - 5. ○ = POINT (NOTHING FOUND OR SET)
  - 6. ○ = PROPOSED WATER WELL LOCATION
  - 7. --- = EXISTING FENCE
  - 8. --- = PROPERTY LINE
  - 9. --- = EASEMENT LINE
  - 10. --- = BUILDING LINE/UTILITY EASEMENT
  - 11. --- = SEPTIC RESTRICTED AREA

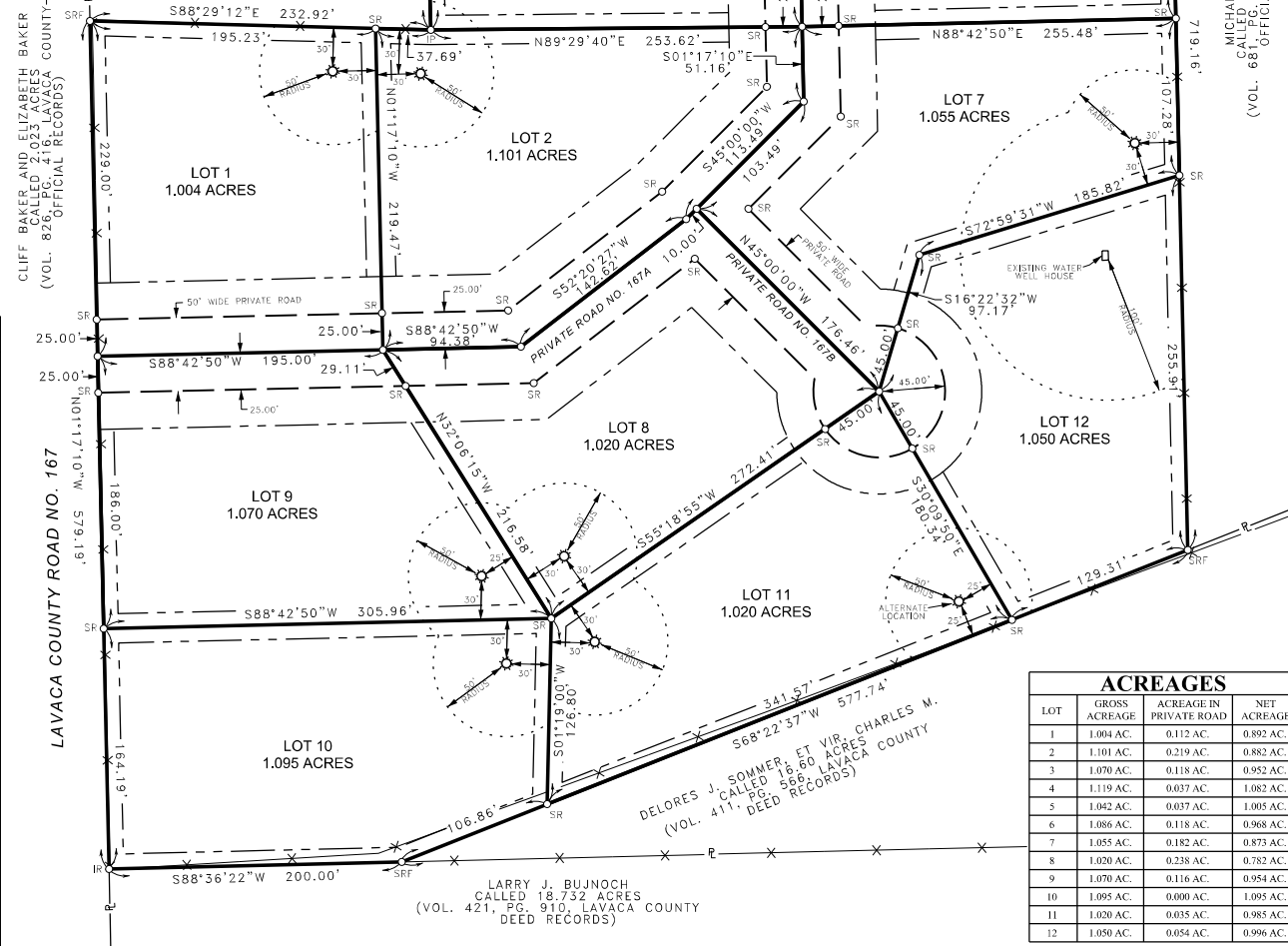
**JOHN SMOTHERS SURVEY (A-47)**  
US HIGHWAY NO. 90A  
(120' WIDE R.O.W.)  
S88°12'55"E 511.70'



CLIFF BAKER AND ELIZABETH BAKER  
CALLED 2.023 ACRES  
(VOL. 826, OFFICIAL RECORDS)

LAVACA COUNTY ROAD NO. 167  
M.O.I. 1.110  
(VOL. 61, 6.5)

MICHAEL KONVICKA  
CALLED 12.732 ACRES  
(VOL. 681, PG. 539, OFFICIAL RECORDS)



ACREAGES			
LOT	GROSS ACREAGE	ACREAGE IN PRIVATE ROAD	NET ACREAGE
1	1.004 AC.	0.112 AC.	0.892 AC.
2	1.101 AC.	0.219 AC.	0.882 AC.
3	1.070 AC.	0.118 AC.	0.952 AC.
4	1.119 AC.	0.037 AC.	1.082 AC.
5	1.042 AC.	0.037 AC.	1.005 AC.
6	1.086 AC.	0.118 AC.	0.968 AC.
7	1.055 AC.	0.182 AC.	0.873 AC.
8	1.020 AC.	0.238 AC.	0.782 AC.
9	1.070 AC.	0.116 AC.	0.954 AC.
10	1.095 AC.	0.000 AC.	1.095 AC.
11	1.020 AC.	0.035 AC.	0.985 AC.
12	1.050 AC.	0.054 AC.	0.996 AC.

**REQUIRED NOTES**

1. LAND USE : RESIDENTIAL.
2. ADDRESSES - OWNERS MUST CONTACT LAVACA COUNTY FOR ADDRESS TO BE ASSIGNED.
3. BUILDING/UTILITY LINES : AS SHOWN; 25' FROM PRIVATE ROAD AND 10' FROM INTERIOR AND BACK LOT LINES.
4. STREET CLASSIFICATION : LAVACA COUNTY ROAD NO. 167.
5. STATISTICAL DATA : A) GROSS AREA - 12.732 ACRES, B) GROSS LOTS - 12 LOTS, C) DEDICATION - 0.00 ACRES, D) NET AREA - 12.732 ACRES
6. ALL CORNERS ARE MARKED WITH A 5/8" DIAMETER STEEL ROD WITH AN ORANGE PLASTIC CAP STAMPED "J. BLUDAU RPLS #6390" UNLESS OTHERWISE NOTED.
7. ALL LOTS WILL HAVE INDIVIDUAL WATER WELLS & SEPTIC SYSTEMS IN ACCORDANCE WITH STATE OF TEXAS & COUNTY OF LAVACA REGULATIONS.
8. ALL WATER WELLS MUST BE CONCRETE 100 FEET DOWN. SEPTIC DRAIN FIELDS MUST BE A MINIMUM OF 50 FEET FROM ANY WATER WELL.
9. THE BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011 ADJ.), TEXAS SOUTH CENTRAL ZONE (4204). THE UNIT OF MEASURE FOR ALL DISTANCES IS U.S. SURVEY FEET AND ARE REPRESENTED AS SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00013.
10. ACCESS TO U.S. HIGHWAY NO. 90A SHALL BE PROHIBITED ON LOT 4 AND LOT 5. ACCESS TO LOT 10 SHALL BE FROM LAVACA COUNTY ROAD NO. 167.
11. THE PROPOSED PRIVATE STREETS IN WHISPERING OAKS SUBDIVISION ARE NOT DEDICATED TO THE COUNTY. AN EASEMENT COVERING THE EXTENT OF THE PRIVATE STREETS IS HEREBY DEDICATED TO ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE EASEMENT SHALL ALSO PROVIDE THE COUNTY WITH THE RIGHT TO ACCESS FOR ANY PURPOSE RELATED TO THE EXERCISE OF A GOVERNMENTAL SERVICE OR FUNCTION, INCLUDING BUT NOT LIMITED TO LAW ENFORCEMENT, FIRE PROTECTION AND EMERGENCY SERVICES. THIS RIGHT SHALL ALSO EXTEND TO THE U.S. POSTAL SERVICE. ALL PRIVATE STREETS SHALL HAVE THE ABILITY TO SUPPORT ANY VEHICLE USED FOR FIRE AND EMERGENCY SERVICES.
12. ALL PUBLIC AND PRIVATE UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, TROUBLESHOOTING, MAINTAINING, AND ADJUDICATING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION OF ANYONE. ANY PUBLIC AND PRIVATE UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSES OF REPAIRING AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY. THE EASEMENT SHALL ALSO PROVIDE ACCESS TO THE OWNERS AND RESIDENCES SERVED BY THE PRIVATE STREET.
13. ALL MAINTENANCE OF THE PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION THROUGH THE WHISPERING OAKS OWNERS ASSOCIATION.

**WHISPERING OAKS SUBDIVISION PLAT**  
LOTS 1 - 12

BEING 12.732 ACRES OF LAND SITUATED APPROXIMATELY 4 MILES WEST OF THE CITY OF HALLETTSVILLE IN THE JOHN SMOTHERS SURVEY (A-47), IN LAVACA COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 12.732 ACRE TRACT OF LAND DESCRIBED AS EXHIBIT "A" IN A GENERAL WARRANTY DEED FROM SANDRA K. KONVICKA TO RANDALL T. DORNNAK, DATED JULY 7, 2015, RECORDED IN VOLUME 692, PAGE 488 OF THE LAVACA COUNTY OFFICIAL RECORDS.

**MEI MAVERICK ENGINEERING, INC.**  
FIRM #100491-02  
318 EAST MORRIS STREET, YOAKUM, TEXAS 77995  
PHONE (361) 293-2725  
FAX (361) 293-2725

PLAT IS FILED FOR RECORD IN VOL. \_\_\_\_\_ PG. \_\_\_\_\_ OF THE PLAT RECORDS OF LAVACA COUNTY, TEXAS.

DATE 01/08/2020  
MEI JOB NO. 199154-901  
ref. # 179154-900