

REPLAT OF 7.11 ACRES,  
TRACTS 1-3,  
IN LAVACA COUNTY, TEXAS.

APPROVED BY THE COMMISSIONERS' COURT OF LAVACA COUNTY, TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

COMMISSIONER EDWARD PUSTKA  
PRECINCT NO. 1

COMMISSIONER WAYNE FAIRCLOTH  
PRECINCT NO. 2

COMMISSIONER KENNY SIEGEL  
PRECINCT NO. 3

COMMISSIONER DENNIS W. KOCIAN  
PRECINCT NO. 4

JUDGE KEITH MUDD  
LAVACA COUNTY JUDGE

STATE OF TEXAS  
COUNTY OF LAVACA

KNOWN ALL MEN BY THESE PRESENTS: THAT WE, JAIME AND MONIQUE POHLER, OWNERS OF THAT SAME 29.122 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED DATED APRIL 2, 2025 AND RECORDED IN VOLUME 1036, PAGE 413 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS, DO HEREBY RESUBDIVIDE SAID TRACT AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND EASEMENTS SHOWN ON THE PLAT.

JAIME POHLER OWNER DATE \_\_\_\_\_  
MONIQUE POHLER OWNER DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF LAVACA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAIME POHLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC  
LAVACA COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF LAVACA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MONIQUE POHLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC  
LAVACA COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF LAVACA

I, BARBARA K. STEFFEK, CLERK OF THE COUNTY COURT WITNESS & FOR THE COUNTY & STATE AFORESAID DO HEREBY CERTIFY THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHORIZATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_M., IN THE PLAT RECORDS OF SAID COUNTY CABINET BOOK \_\_\_\_ PAGE \_\_\_\_.

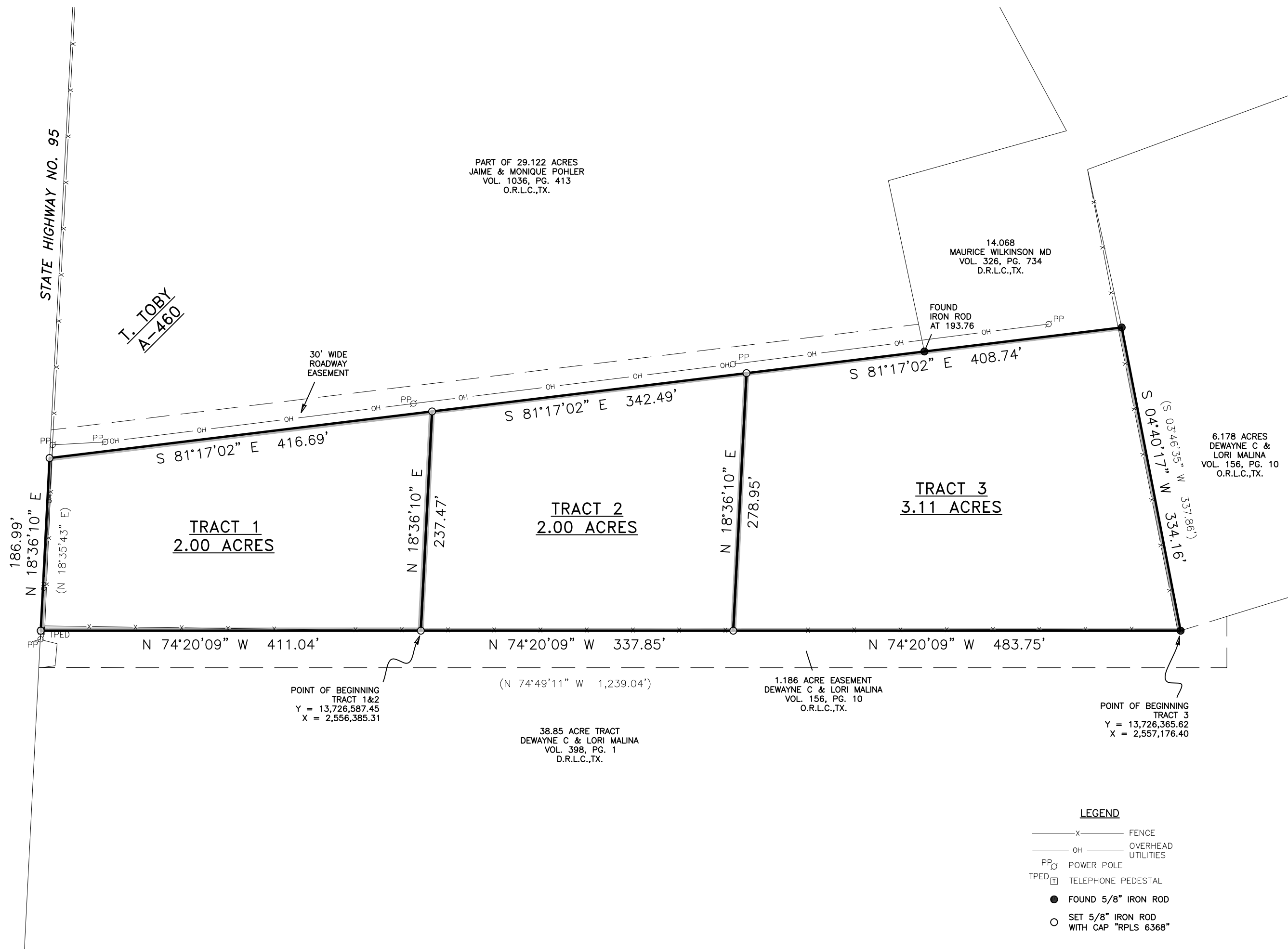
BARBARA K. STEFFEK  
COUNTY CLERK IN & FOR LAVACA COUNTY, TEXAS

SURVEYOR'S CERTIFICATION:

I, COLE E. BARTON, AM REGISTERED IN THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE RULES AND REGULATIONS OF LAVACA COUNTY, TEXAS, AND THAT SAID PLAT WAS PREPARED FROM A PHYSICAL SURVEY OF THE PROPERTY UNDER MY DIRECT SUPERVISION. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY

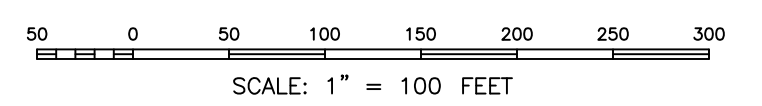
COLE E. BARTON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6368



- LEGEND**
- x— FENCE
  - OH— OVERHEAD UTILITIES
  - PP POWER POLE
  - TPED TELEPHONE PEDESTAL
  - FOUND 5/8" IRON ROD
  - SET 5/8" IRON ROD WITH CAP "RPLS 6368"

**FLOOD CERTIFICATION:**  
FIRM NO.: 48285C0235E (MAP REVISION DATED NOVEMBER 26, 2010)  
THE SUBJECT PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD.

**SURVEYOR'S NOTES:**  
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.  
(BEARING DISTANCE) INDICATES RECORD BEARING AND DISTANCE.  
BASIS OF BEARINGS  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE AND ALL OF THE EASEMENTS, RESTRICTIONS, AND OTHER MATTERS OF RECORD WHICH AFFECT THIS TRACT MAY OR MAY NOT BE SHOWN HEREON.



**BARTON & ASSOCIATES**  
LAND SURVEYING

6113 SARATOGA BLVD. SUITE F #338 - (361) 308-4284  
TEXAS LICENSED SURVEYING FIRM 10194009  
THE INTERSECTION OF QUALITY AND EFFICIENCY

SURVEY PLAT OF 3 TRACTS (2.00 ACRES, 2.00 ACRES, AND 3.11 ACRES), OF LAND SITUATED APPROXIMATELY 3.63 MILES NORTHEAST OF THE CITY OF SHINER IN THE T. TOBY SURVEY, ABSTRACT 460, IN LAVACA COUNTY, TEXAS, AND BEING OUT OF THAT SAME 29.122 ACRE TRACT CONVEYED BY MAURICE G. WILKINSON, M.D., TO JAIME AND MONIQUE POHLER IN GENERAL WARRANTY DEED DATED APRIL 2, 2025 AND RECORDED IN VOLUME 1036, PAGE 413 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS.

Completion Date: 12/02/25	File Name: REPL_7.11AC
Scale: 1"=100'	Surveyed by: LB/CB
Drawn by: DJ	Checked by: CB

JOB # 2510031