



# CITY OF HALLETTSVILLE

## NOTICE OF MEETING

PLANNING AND ZONING COMMISSION  
WEDNESDAY, JUNE 24, 2026 5:30 P.M.  
COUNCIL CHAMBERS, CITY HALL  
101 NORTH MAIN STREET  
HALLETTSVILLE, TEXAS 77964

### AGENDA

- 1) Call to Order and Announcement of Quorum
- 2) Public Comment Period
- 3) Discuss and approving the meeting minutes from the May 27, 2026, Planning & Zoning Meetings.
- 4) Discuss and consider any recommendation to City Council on Final Appelt Subdivision Plat for property generally located at 101 N Rogers Street.
- 5) Discuss and consider any recommendation to City Council on Final Jansky Subdivision Plat for property generally located at 111 W Rogers Street.
- 6) Discuss a possible ordinance recommendation on scooters being driven on the streets.
- 7) Announcements
- 8) Adjournment

**PUBLIC NOTICE IS GIVEN THAT IN ADDITION TO ANY EXECUTIVE SESSION LISTED ABOVE, THE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE SECTIONS 551.071 CONSULTATION WITH ATTORNEY TO DISCUSS ANY OF THE MATTERS LISTED ABOVE.**

**PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICE SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, LARGE PRINT OR BRAILLE, ARE REQUESTED TO CONTACT GRACE WARD AT (361) 798-3681 TWENTY-FOUR (24) HOURS PRIOR TO THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.**

Posted by:

Grace Ward, City Administrator/Secretary

Posted on June 17, 2026 at 5:00 P.M.

**COMMISSION INFORMATION**  
**WEDNESDAY, JUNE 24, 2026**  
**PLANNING AND ZONING COMMISSION MEETING**

- 3) Discuss and approving the meeting minutes from the May 27, 2026, Planning & Zoning Meetings.  
*Meeting Minutes are included in your packet.*
- 4) Discuss and consider any recommendation to City Council on Final Appelt Subdivision Plat for property generally located at 101 N Rogers Street.  
*Application, plats, and the staff report is included in your packet.*
- 5) Discuss and consider any recommendation to City Council on Final Jansky Subdivision Plat for property generally located at 111 W Rogers Street.  
*Application, plats, and the staff report is included in your packet.*
- 6) Discuss a possible ordinance recommendation on scooters being driven on the streets.  
*HPD will have someone present to answer questions.*
- 7) Announcements  
*P&Z Meeting on June 15, 2026 at 6pm was cancelled due to lack of a quorum. The slides presented are included in your packet to take home and review. Answers to all questions were provided by City Council. If any of you wish to discuss the slides please let Grace Ward know by July 1<sup>st</sup> and she will add it to the next P&Z Meeting Agenda.*

**PLANNING & ZONING MEETING 5:30 PM WEDNESDAY MAY 27, 2026  
CITY COUNCIL CHAMBERS 101 N. MAIN ST.  
HALLETTSVILLE, TX 77964**

MEMBERS PRESENT: Wayne Freytag, Jared Krischke, Elrose Kalisek, Debbie Fishbeck

MEMBERS ABSENT: Sandra Holy, Ronnie DeLaRosa

ALT. MEMBERS PRESENT: None

ALT. MEMBERS ABSENT: None

STAFF PRESENT: City Administrator/Secretary Grace Ward, Director of  
Administrative Services Tammy Bell

GUEST PRESENT: None

Chairman Wayne Freytag called the meeting to order at 5:38 PM

**AGENDA ITEM 2) Public Comment Period**

DISCUSSION: None

**AGENDA ITEM 3) Discuss and consider approving the meeting minutes from the April 22, 2026  
Planning & Zoning Meetings.**

DISCUSSION: None.

MOTION: Commissioner Kalisek motioned to approve the meeting minutes from the April 22, 2026  
Planning & Zoning Meetings. and Commissioner Krischke seconded the motion.

Chairman Freytag called for a vote.

AYE 3

NAY 0

**AGENDA ITEM 4) Discuss a possible ordinance recommendation on scooters being driven on the  
City streets.**

DISCUSSION: After discussion was held, Ward was directed to place this item on the next agenda and  
have a police officer present.

**AGENDA ITEM 5) Discuss an upcoming zoning code, zoning classifications, and locations for  
zoning classifications, and coordination within the comprehensive plan's land use chapter.**

DISCUSSION: Discussion was held.

**AGENDA ITEM 6) Discuss and set meetings dates for the months of November and December 2026,  
and an upcoming Zoning Workshop Announcements**

DISCUSSION: November and December meetings will be held on the 3<sup>rd</sup> Wednesday

**AGENDA ITEM 7) Announcements**

DISCUSSION: None

**AGENDA ITEM 8): Adjournment**

DISCUSSION: None

MOTION: Commissioner Kalisek made a motion to adjourn the meeting and Commissioner Krischke  
seconded the motion.

Chairman Freytag called for a vote.

AYE 3  
NAY 0

There being no other business, Commissioner Murphy adjourned the meeting at 6:35 P.M.

---

Chairman  
Wayne Freytag

---

City Secretary  
Grace Ward



CITY OF HALLETTSVILLE  
PLANNING AND ZONING COMMISSION  
STAFF REPORT

**MEETING DATE:** June 24, 2026  
**AGENDA ITEM NO.:** 4  
**PREPARED BY:** Clifford Riddle

**AGENDA ITEM DESCRIPTION:**

Discuss and consider any recommendation to City Council on Final Appelt Subdivision Plat for property generally located at 101 N Rogers Street.

**ITEM SUMMARY:**

The City of Hallettsville received an application for the final "Appelt Subdivision" on June 3, 2026. The application is proposing to combine 2 parcels into one parcel. (1 undeveloped and 1 located at current residence of 101 N. Rogers St.), as well as, a portion of the recently abandoned Pagel Street Easement.

**ANALYSIS:**

City staff reviewed for completeness and code compliance and have signed off on the application. Reviews were completed by Clifford Riddle (Permitting) and Grace Ward (City Administrator/Secretary) that the application included all pertinent documentation including a signed application, final plat, tax certificates, and application fee.

Director of Public Works confirmed that this lot does have a minimum of 60' of public road access, and direct access to public utilities. The utilities are depicted on the plat.

All changes recommended by the Planning & Zoning Commission and then approved by the City Council from the Preliminary Plat have been made.

**STAFF RECOMMENDATION:**

The City Staff finds no reason within code to deny the Subdivision Application.

**POSSIBLE MOTIONS:**

The following are possible motions that can be made on this item:

- Motion to recommend to City Council approval of the requested subdivision.
- Motion to recommend to City Council denial of the requested Subdivision.

**ATTACHMENTS:**

Subdivision Application  
Tax Certificates  
Final Plat

CITY OF HALLETTSVILLE  
SUBDIVISION APPLICATION



DATE: 4/9/26

REQUESTOR NAME: Darlene Appelt

ADDRESS: 782 CR. 132  
Hallettsville, Tx

CONTACT NUMBER: 361 798-6828

EMAIL ADDRESS: darleneappelt@gmail.com

ITEMS PROVIDED:

✓ SUBDIVISION PLAT - PRELIMINARY

✓ TAX CERTIFICATE

APPLICANT SIGNATURE Darlene Appelt DATE: 4/9/26

\$25.00 PROCESSING FEE: Ch 1530

~~APPROVAL BUILDING INSPECTOR~~  
DATE: 04/14/26 SIGNATURE: [Signature]

PUBLIC WORKS DIRECTOR  
DATE: 4-15-26 SIGNATURE: [Signature]

~~APPROVAL CITY SECRETARY~~  
DATE: 04/14/26 SIGNATURE: [Signature]

Conditionally APPROVAL PLANNING & ZONING COMMITTEE AT MEETING  
DATE: 04/22/2026

Conditionally CITY COUNCIL APPROVED AT MEETING  
DATE: 5-18-2026

(MEETING MINUTES FROM P&Z AND CITY COUNCIL MEETINGS ATTACHED)



ITEMS PROVIDED:

SCR SUBDIVISION PLAT - FINAL

APPLICANT SIGNATURE Darlene Appelt DATE: 6/3/26

APPROVAL BUILDING INSPECTOR  
DATE: 06/04/2026 SIGNATURE: [Signature]

PUBLIC WORKS DIRECTOR  
DATE: 06/09/2026 SIGNATURE: [Signature]

APPROVAL CITY SECRETARY  
DATE: 06/04/2026 SIGNATURE: [Signature]

APPROVAL PLANNING & ZONING COMMITTEE AT MEETING  
DATE: \_\_\_\_\_

CITY COUNCIL APPROVED AT MEETING  
DATE: \_\_\_\_\_

(MEETING MINUTES FROM P&Z AND CITY COUNCIL MEETINGS ATTACHED)

Issue Date : 11/13/2025

# TAX CERTIFICATE

Deborah A Sevcik Tax Assessor/Collector  
 Lavaca County Tax Office  
 P.O. Box 293  
 Hallettsville, TX 77964  
 Phone: (361) 798-3601 Fax: (361) 798-5229

This certificate includes tax years up to 2025

**Entities to which this certificate applies:**

CH - City Of Hallettsville  
 G143 - Lavaca County  
 SH - Hallettsville ISD

A - Lavaca Hospital District  
 FL1 - Lavaca Flood District  
 RD - Farm-Market Road

Property Information		Owner Information	
Property ID : 1146300		Owner ID : 00103131	
Quick-Ref ID : R2067		APPELT PEKAR DARLENE	
	Value Information	782 COUNTY ROAD 132	
101 N ROGERS ST	Land HS : \$9,673.00	HALLETTSVILLE, TX 77964	
	Land NHS : \$0.00	Ownership: 100.00%	
	Imp HS : \$81,146.00		
	Imp NHS : \$0.00		
ABS 217 JOHN HALLETT,W	Ag Mkt : \$0.00		
F ROGERS ADD BLOCK 3,	Ag Use : \$0.00		
ACRES 0.6026	Tim Mkt : \$0.00		
	Tim Use : \$0.00		
	HS Cap Adj : \$0.00		
	Assessed : \$90,819.00		

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
A	2025	147.67	0.00	0.00	0.00	0.00
CH	2025	412.50	8.25	0.00	0.00	0.00
FL1	2025	50.40	0.00	0.00	0.00	0.00
G143	2025	405.42	0.00	0.00	0.00	0.00
RD	2025	93.82	0.00	0.00	0.00	0.00
SH	2025	796.82	0.00	0.00	0.00	0.00

Total for current bills if paid by 11/30/2025 : \$0.00

Total due on all bills 11/30/2025 : \$0.00

2025 taxes paid for entity A \$147.67

2025 taxes paid for entity CH \$404.25

2025 taxes paid for entity FL1 \$50.40

2025 taxes paid for entity G143 \$405.42

2025 taxes paid for entity RD \$93.82

2025 taxes paid for entity SH \$796.82

**2025 Total Taxes Paid : \$1,898.38**

**Date of Last Payment : 11/13/25**



If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.

Signature of Authorized Officer of the Tax Office: *Brittany Brackley - Deputy*  
 Date of Issue : 11/13/2025  
 Requestor : TC-DARLENE APPELT  
 Ref. Number :  
 Fee Paid :  
 Payer :

# TAX CERTIFICATE

Deborah A Sevcik Tax Assessor/Collector  
 Lavaca County Tax Office  
 P.O. Box 293  
 Hallettsville, TX 77964  
 Phone: (361) 798-3601 Fax: (361) 798-5229

This certificate includes tax years up to 2025

**Entities to which this certificate applies:**

CH - City Of Hallettsville	A - Lavaca Hospital District
G143 - Lavaca County	FL1 - Lavaca Flood District
SH - Hallettsville ISD	RD - Farm-Market Road

Property Information		Owner Information	
Property ID : 1146000		Owner ID : 00060237	
Quick-Ref ID : R3345		APPELT DARLENE PEKAR	
	Value Information	782 COUNTY ROAD 132	
ROGERS ST	Land HS : \$0.00	HALLETTSVILLE, TX 77964-4661	
	Land NHS : \$0.00	Ownership: 100.00%	
	Imp HS : \$0.00		
	Imp NHS : \$1,515.00		
ABS 217 JOHN HALLETT	Ag Mkt : \$11,622.00		
HRS, W F ROGERS ADD,	Ag Use : \$71.00		
BLOCK 3, ACRES 0.8820	Tim Mkt : \$0.00		
	Tim Use : \$0.00		
	HS Cap Adj : \$0.00		
	Assessed : \$1,586.00		


This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
A	2025	2.58	0.00	0.00	0.00	0.00
CH	2025	7.21	0.15	0.00	0.00	0.00
FL1	2025	0.88	0.00	0.00	0.00	0.00
G143	2025	7.08	0.00	0.00	0.00	0.00
RD	2025	1.64	0.00	0.00	0.00	0.00
SH	2025	13.91	0.00	0.00	0.00	0.00

Total for current bills if paid by 11/30/2025 : \$0.00  
 Total due on all bills 11/30/2025 : \$0.00  
 2025 taxes paid for entity A \$2.58  
 2025 taxes paid for entity CH \$7.06  
 2025 taxes paid for entity FL1 \$0.88  
 2025 taxes paid for entity G143 \$7.08  
 2025 taxes paid for entity RD \$1.64  
 2025 taxes paid for entity SH \$13.91  
**2025 Total Taxes Paid : \$33.15**  
**Date of Last Payment : 11/13/25**



If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.

 Signature of Authorized Officer of the Tax Office	Date of Issue : 11/13/2025
	Requestor : TC-DARLENE APPELT
	Ref. Number :
	Fee Paid :
	Payer :

STATE OF TEXAS  
COUNTY OF LAVACA

The owner of land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent hereby submit this plat for the purpose and consideration herein expressed.

DARLENE PEKAR APPELT DATE  
OWNER

STATE OF TEXAS  
COUNTY OF LAVACA

Before me, the undersigned authority, on this day personally appeared Darlene Pekar Appelt, known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that he/she executed the same for the purpose and consideration herein expressed.

Given under my hand and seal of office this ..... day of ....., 2026

NOTARY PUBLIC  
Lavaca County, Texas

STATE OF TEXAS  
COUNTY OF LAVACA

This Appelt subdivision is located within the City of Hallettsville has been submitted to and considered by the City Council of the City of Hallettsville, Texas and is hereby approved by such council this the Dated the ..... day of ....., 2026

Alice Jo Summers, Mayor

STATE OF TEXAS  
COUNTY OF LAACA

Before me, the undersigned authority, on this day personally appeared ....., known to me to be the persons whose names are subscribed to the foregoing Instrument and acknowledged to me that he/she executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this ..... day of ....., 2026

Notary Public  
Lavaca County, Texas

STATE OF TEXAS  
COUNTY OF LAVACA

I, Barbara K. Steffek, Clerk of the County Court, witness and for the County and State aforesaid do certify the foregoing Instrument of writing with its certificate of Authorization was filed for record in my office on the ..... day of ....., 2026 at ..... o'clock \_\_\_\_m.

Barbara K. Steffek  
COUNTY CLERK FOR LAVACA COUNTY TEXAS

This plat is based on deed calls only. No on the ground survey was performed.

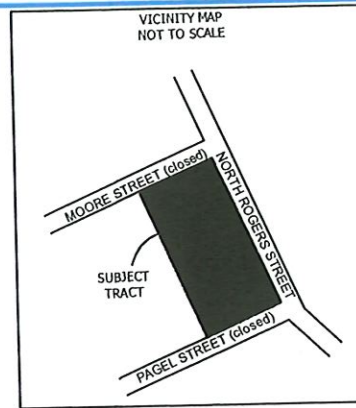
12/18/2025

For DaRam Engineers, Inc.  
Barry D. Adkins, R.P.L.S. No. 6137



This property appears to be in the 100 year flood plain (Zone AE); as per insurance rate map 48285C0280 E, dated 11/26/2010.

This determination to be used for flood insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose. Surveyor makes no representation as to whether property may Flood.



LEGEND:  
L.C.D.R. = Lavaca County Deed Record  
L.C.O.R. = Lavaca County Official Record  
O.P.R.L.C. = Official Public Record of Lavaca County  
C.M. = Control Monument  
I.R. = Iron Rod  
I.P. = Iron Pipe



# APPELT SUBDIVISION CITY OF HALLETTVILLE LAVACA COUNTY, TEXAS

1.564 ACRES  
METES AND BOUNDS DESCRIPTION

Being 1.564 acres of land situated in the John Hallett League (Abstract No. 217) in Lavaca County, Texas and also being situated in the City Limits of Hallettsville. Being all of that called 0.8816 of an acre parcel and a 0.6026 of an acre parcel, and a portion of Pagel Street (0.0803 of an acre parcel). Said 0.8816 and 0.6026 of an acre parcel described in a Gift Deed from Mary K. Migl and husband Willie C. Migl to Darlene Pekar Appelt, dated, May 12, 2006 and recorded in Volume 380, Page 249 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 1.564 acres is as follows:

BEGINNING at a point for the North corner of said 0.8816 of an acre parcel, same being in the southeast margin of a public street (signed Moore Street - closed) as per city map of Hallettsville and in the southwest margin of another public street (signed North Rogers Street), same being the North corner of said 1.564 acres;

THENCE South 24° East with the southwest margin of North Rogers Street and the northeast line of 0.8816 of an acre parcel, at 219.45 feet pass a point for the East corner of said 0.8816 of an acre parcel, same being the North corner of said 0.6026 of an acre parcel, and then continuing with the southwest margin of North Rogers Street and northeast line of said 0.6026 of an acre parcel, for a total distance of 369.45 feet to a point for the East corner of said 0.6026 of an acre parcel, same being the North corner of said City of Hallettsville to Darlene Pekar Appelt 0.0803 of an acre parcel;

THENCE South 56° 07' 20" East with the northeast margin of said Pagel Street, and southwest margin of North Rogers Street, a distance of 23.62 feet to a point for the East corner of said 0.0803 of an acre parcel, same being the North corner of the City of Hallettsville to Michael J. Jansky, et ux 0.1754 of an acre parcel surveyed this day and the East corner of said 1.564 acres;

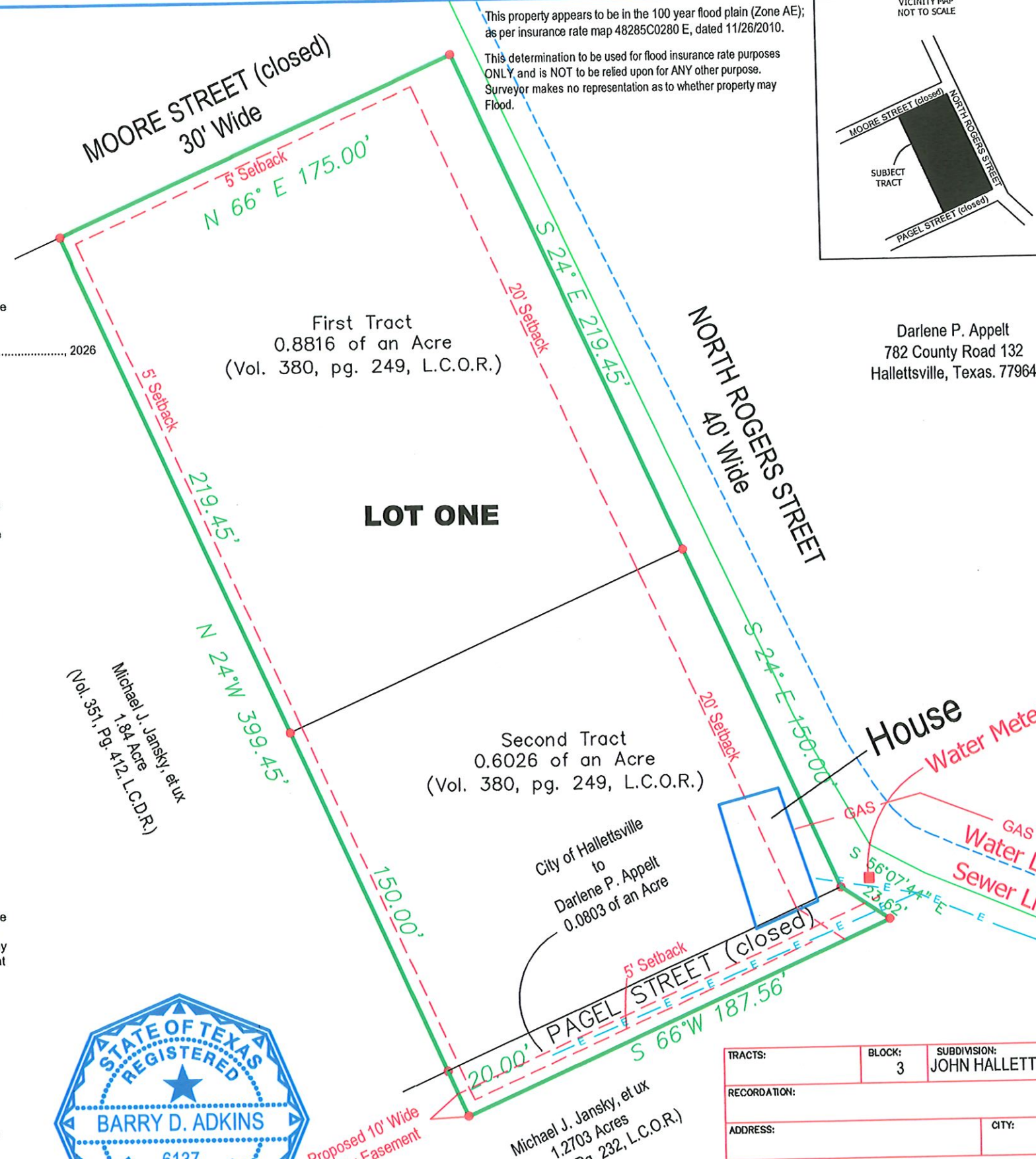
THENCE South 66° West with the line common to said 0.0803 of an acre parcel and said 0.1754 of an acre parcel and crossing said Pagel Street, a distance of 187.56 feet to a point for the South corner of said 0.0803 of an acre parcel, same being the West corner of said Jansky 0.1754 of an acre parcel; and being the South corner of said 1.564 acres;

THENCE North 24° West and crossing said Pagel Street at 20.00 feet to a point for the West corner of said 0.0803 of an acre parcel, same being the South corner of said 0.6026 of an acre parcel, and the East corner of the Michael J. Jansky 1.84 acre tract (Volume 351, Page 412);

THENCE North 24° West with a line common to said Appelt 0.6026 of an acre parcel and said Jansky 1.84 acre tract, at 150 feet pass the West corner of said 0.6026 of an acre parcel, same being the South corner of said Appelt 0.8816 of an acre parcel and then continuing with said line common to said Appelt 0.8816 of an acre parcel and said Jansky 1.84 acre tract for a total distance of 419.45 feet to a point for the West of said 0.8816 of an acre parcel, same being the North corner of said Jansky 1.84 acre tract, and being in the southeast margin of a public street (signed Moore Street), same being the West corner of said 1.564 acres;

THENCE North 66° East with the northwest line of said 0.8816 of an acre parcel and southeast margin of Moore Street, a distance of 175.00 feet to the POINT OF BEGINNING, containing 1.564 acres of land, more or less.

All bearings are based on deed calls.



TRACTS:	BLOCK: 3	SUBDIVISION: JOHN HALLETT LEAGUE (A-217)	RECORDATION: VOLUME 380, PAGE 249 OF THE OFFICIAL PUBLIC RECORDS
RECORDATION:	COUNTY: LAVACA		ZIP CODE: 77964
ADDRESS:	CITY: HALLETTVILLE	STATE: TEXAS	

This survey was prepared without the benefit of a title commitment and may not show all building lines, easements or other matters of record.

DaRam Engineers, Inc.  
11000 Richmond Avenue, Suite 300  
Houston, Texas. 77042  
(713) 528-1552 \* Email: Info@daram.com  
Survey firm #: 10194492  
Engineering firm #: F-9503  
Field Crew: JJ  
Draftsman: RHBS  
Project #: S20257964-NorthRogers\_AppeltRev1



CITY OF HALLETTSVILLE  
PLANNING AND ZONING COMMISSION  
STAFF REPORT

**MEETING DATE:** June 24, 2026  
**AGENDA ITEM NO.:** 5  
**PREPARED BY:** Clifford Riddle

**AGENDA ITEM DESCRIPTION:**

Discuss and consider any recommendation to City Council on Final Jansky Subdivision Plat for property generally located at 111 W Rogers Street.

**ITEM SUMMARY:**

The City of Hallettsville received an application for the final "Jansky Subdivision" on June 3, 2026. The application is proposing to combine 5 parcels into one parcel. (4 undeveloped and 1 located at current residence of 111 W. Park St.), as well as, a portion of the recently abandoned Pagel Street Easement.

**ANALYSIS:**

City staff reviewed for completeness and code compliance and have signed off on the application. Reviews were completed by Clifford Riddle (Permitting) and Grace Ward (City Administrator/Secretary) that the application included all pertinent documentation including a signed application, final plat, tax certificates, and application fee.

Director of Public Works confirmed that this lot does have a minimum of 60' of public road access, and direct access to public utilities. The utilities are depicted on the plat.

All changes recommended by the Planning & Zoning Commission and then approved by the City Council from the Preliminary Plat have been made.

**STAFF RECOMMENDATION:**

The City Staff finds no reason within code to deny the Subdivision Application.

**POSSIBLE MOTIONS:**

The following are possible motions that can be made on this item:

- Motion to recommend to City Council approval of the requested subdivision.
- Motion to recommend to City Council denial of the requested Subdivision.

**ATTACHMENTS:**

Subdivision Application  
Tax Certificates  
Final Plat

CITY OF HALLETTSVILLE  
SUBDIVISION APPLICATION



DATE: 4-9-26

REQUESTOR NAME: MICHAEL J JANSKI

ADDRESS: 720 CR 128  
HALLETTSVILLE TX

CONTACT NUMBER: 361-798-6249

EMAIL ADDRESS: janskysandandgravel@yahoo.com

ITEMS PROVIDED:

✓ SUBDIVISION PLAT - PRELIMINARY

✓ TAX CERTIFICATE

APPLICANT SIGNATURE: [Signature] DATE: 4-9-26

\$25.00 PROCESSING FEE: CK 41212 04/09/26

~~APPROVAL BUILDING INSPECTOR~~ Rec'd  
DATE: 04/14/26 SIGNATURE: [Signature]

PUBLIC WORKS DIRECTOR  
DATE: 4-15-26 SIGNATURE: [Signature]

~~APPROVAL CITY SECRETARY~~ Rec'd  
DATE: 04/14/26 SIGNATURE: [Signature]

Conditionally APPROVAL PLANNING & ZONING COMMITTEE AT MEETING  
DATE: 04/22/2026

Conditionally CITY COUNCIL APPROVED AT MEETING  
DATE: 5-18-2026

(MEETING MINUTES FROM P&Z AND CITY COUNCIL MEETINGS ATTACHED)



ITEMS PROVIDED:

VCR SUBDIVISION PLAT - FINAL

APPLICANT SIGNATURE [Signature] DATE: 6-3-26

APPROVAL BUILDING INSPECTOR  
DATE: 06/04/2026 SIGNATURE: [Signature]

PUBLIC WORKS DIRECTOR  
DATE: 06/09/2026 SIGNATURE: [Signature]

APPROVAL CITY SECRETARY  
DATE: 06/04/2026 SIGNATURE: [Signature]

APPROVAL PLANNING & ZONING COMMITTEE AT MEETING  
DATE: \_\_\_\_\_

CITY COUNCIL APPROVED AT MEETING  
DATE: \_\_\_\_\_

(MEETING MINUTES FROM P&Z AND CITY COUNCIL MEETINGS ATTACHED)

# TAX CERTIFICATE

Deborah A Sevcik Tax Assessor/Collector  
 Lavaca County Tax Office  
 P.O. Box 293  
 Hallettsville, TX 77964  
 Phone: (361) 798-3601 Fax: (361) 798-5229

This certificate includes tax years up to 2025

**Entities to which this certificate applies:**

CH - City Of Hallettsville  
 G143 - Lavaca County  
 SH - Hallettsville ISD

A - Lavaca Hospital District  
 FL1 - Lavaca Flood District  
 RD - Farm-Market Road

Property Information		Owner Information	
Property ID : 999000		Owner ID : O63611	
Quick-Ref ID : R3044		JANSKY MICHAEL J & PEGGY KAY	
	Value Information	720 COUNTY ROAD 128	
	Land HS : \$0.00	HALLETTSVILLE, TX 77964-5198	
	Land NHS : \$5,090.00	Ownership: 100.00%	
	Imp HS : \$0.00		
	Imp NHS : \$0.00		
ABS 217 JOHN HALLETT	Ag Mkt : \$0.00		
HRS, ACRES 1.8400	Ag Use : \$0.00		
	Tim Mkt : \$0.00		
	Tim Use : \$0.00		
	HS Cap Adj : \$0.00		
	Assessed : \$5,090.00		

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
A	2025	8.28	0.00	0.00	0.00	0.00
CH	2025	23.12	0.00	0.00	0.00	0.00
FL1	2025	2.82	0.00	0.00	0.00	0.00
G143	2025	22.72	0.00	0.00	0.00	0.00
RD	2025	5.26	0.00	0.00	0.00	0.00
SH	2025	44.66	0.00	0.00	0.00	0.00

Total for current bills if paid by 4/30/2026 : \$0.00

Total due on all bills 4/30/2026 : \$0.00

2025 taxes paid for entity A \$8.28

2025 taxes paid for entity CH \$23.12

2025 taxes paid for entity FL1 \$2.82

2025 taxes paid for entity G143 \$22.72

2025 taxes paid for entity RD \$5.26

2025 taxes paid for entity SH \$44.66

**2025 Total Taxes Paid : \$106.86**

**Date of Last Payment : 01/29/26**



If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.

*Brittany Brocher-Deputy*

Signature of Authorized Officer of the Tax Office

Date of Issue : 04/14/2026  
 Requestor : TC-MICHAEL J JANSKY  
 Ref. Number :  
 Fee Paid :  
 Payer :

# TAX CERTIFICATE

Deborah A Sevcik Tax Assessor/Collector  
 Lavaca County Tax Office  
 P.O. Box 293  
 Hallettsville, TX 77964  
 Phone: (361) 798-3601 Fax: (361) 798-5229

This certificate includes tax years up to 2025

**Entities to which this certificate applies:**

CH - City Of Hallettsville G143 - Lavaca County SH - Hallettsville ISD	A - Lavaca Hospital District FL1 - Lavaca Flood District RD - Farm-Market Road
--	--

Property Information		Owner Information	
Property ID : 1274500		Owner ID : O63611	
Quick-Ref ID : R54857		JANSKY MICHAEL J & PEGGY KAY	
	Value Information	720 COUNTY ROAD 128	
ROGERS ST	Land HS : \$0.00	HALLETTSVILLE, TX 77964-5198	
	Land NHS : \$7,607.00	Ownership: 100.00%	
	Imp HS : \$0.00		
	Imp NHS : \$0.00		
ABS 217 JOHN HALLETT, ACRES 1.2703	Ag Mkt : \$0.00		
	Ag Use : \$0.00		
	Tim Mkt : \$0.00		
	Tim Use : \$0.00		
	HS Cap Adj : \$0.00		
	Assessed : \$7,607.00		


This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
A	2025	12.37	0.00	0.00	0.00	0.00
CH	2025	34.55	0.00	0.00	0.00	0.00
FL1	2025	4.22	0.00	0.00	0.00	0.00
G143	2025	33.96	0.00	0.00	0.00	0.00
RD	2025	7.86	0.00	0.00	0.00	0.00
SH	2025	66.74	0.00	0.00	0.00	0.00

Total for current bills if paid by 4/30/2026 : \$0.00  
 Total due on all bills 4/30/2026 : \$0.00  
 2025 taxes paid for entity A \$12.37  
 2025 taxes paid for entity CH \$34.55  
 2025 taxes paid for entity FL1 \$4.22  
 2025 taxes paid for entity G143 \$33.96  
 2025 taxes paid for entity RD \$7.86  
 2025 taxes paid for entity SH \$66.74  
 2025 Total Taxes Paid : \$159.70  
 Date of Last Payment : 01/29/26



If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.

 Signature of Authorized Officer of the Tax Office	Date of Issue : 04/14/2026
	Requestor : TC-MICHAEL J JANSKY
	Ref. Number :
	Fee Paid :
	Payer :

# TAX CERTIFICATE

Deborah A Sevcik Tax Assessor/Collector  
 Lavaca County Tax Office  
 P.O. Box 293  
 Hallettsville, TX 77964  
 Phone: (361) 798-3601 Fax: (361) 798-5229

This certificate includes tax years up to 2025

**Entities to which this certificate applies:**

CH - City Of Hallettsville G143 - Lavaca County SH - Hallettsville ISD	A - Lavaca Hospital District FL1 - Lavaca Flood District RD - Farm-Market Road
--	--

Property Information		Owner Information	
Property ID : 1005000		Owner ID : O3057	
Quick-Ref ID : R3057		JANSKY MICHAEL & PEGGY	
	<b>Value Information</b>	720 COUNTY ROAD 128	
111 W ROGERS ST	Land HS : \$1,087.00	HALLETTSVILLE, TX 77964-5198	
	Land NHS : \$0.00		
	Imp HS : \$57,287.00	Ownership: 100.00%	
	Imp NHS : \$0.00		
ABS 217 JOHN HALLETT, ACRES 0.1650	Ag Mkt : \$0.00		
	Ag Use : \$0.00		
	Tim Mkt : \$0.00		
	Tim Use : \$0.00		
	HS Cap Adj : \$0.00		
	Assessed : \$58,374.00		


This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
A	2025	94.92	0.00	0.00	0.00	0.00
CH	2025	265.14	0.00	0.00	0.00	0.00
FL1	2025	32.40	0.00	0.00	0.00	0.00
G143	2025	260.58	0.00	0.00	0.00	0.00
RD	2025	60.30	0.00	0.00	0.00	0.00
SH	2025	512.16	0.00	0.00	0.00	0.00

Total for current bills if paid by 4/30/2026 : \$0.00  
 Total due on all bills 4/30/2026 : \$0.00  
 2025 taxes paid for entity A \$94.92  
 2025 taxes paid for entity CH \$265.14  
 2025 taxes paid for entity FL1 \$32.40  
 2025 taxes paid for entity G143 \$260.58  
 2025 taxes paid for entity RD \$60.30  
 2025 taxes paid for entity SH \$512.16  
**2025 Total Taxes Paid : \$1,225.50**  
**Date of Last Payment : 01/29/26**



If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.

 Signature of Authorized Officer of the Tax Office	Date of Issue : 04/14/2026
	Requestor : TC-MICHAEL J JANSKY
	Ref. Number :
	Fee Paid :
	Payer :

# TAX CERTIFICATE

Deborah A Sevcik Tax Assessor/Collector  
 Lavaca County Tax Office  
 P.O. Box 293  
 Hallettsville, TX 77964  
 Phone: (361) 798-3601 Fax: (361) 798-5229

This certificate includes tax years up to 2025

**Entities to which this certificate applies:**

CH - City Of Hallettsville  
 G143 - Lavaca County  
 SH - Hallettsville ISD  
 A - Lavaca Hospital District  
 FL1 - Lavaca Flood District  
 RD - Farm-Market Road

Property Information		Owner Information	
Property ID : 1147000		Owner ID : 079889	
Quick-Ref ID : R3347		JANSKY MICHAEL & PEGGY K	
	<b>Value Information</b>	720 COUNTY ROAD 128	
FIRST ST	Land HS : \$0.00	HALLETTSVILLE, TX 77964-5198	
	Land NHS : \$12,351.00	Ownership: 100.00%	
	Imp HS : \$0.00		
	Imp NHS : \$0.00		
ABS 217 JOHN HALLETT, ACRES 4.5370	Ag Mkt : \$0.00		
	Ag Use : \$0.00		
	Tim Mkt : \$0.00		
	Tim Use : \$0.00		
	HS Cap Adj : \$0.00		
	Assessed : \$12,351.00		

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
A	2025	20.08	0.00	0.00	0.00	0.00
CH	2025	56.10	0.00	0.00	0.00	0.00
FL1	2025	6.85	0.00	0.00	0.00	0.00
G143	2025	55.13	0.00	0.00	0.00	0.00
RD	2025	12.76	0.00	0.00	0.00	0.00
SH	2025	108.36	0.00	0.00	0.00	0.00

**Total for current bills if paid by 4/30/2026 : \$0.00**  
**Total due on all bills 4/30/2026 : \$0.00**  
 2025 taxes paid for entity A \$20.08  
 2025 taxes paid for entity CH \$56.10  
 2025 taxes paid for entity FL1 \$6.85  
 2025 taxes paid for entity G143 \$55.13  
 2025 taxes paid for entity RD \$12.76  
 2025 taxes paid for entity SH \$108.36  
**2025 Total Taxes Paid : \$259.28**  
**Date of Last Payment : 01/29/26**



If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.

*Brittany Brocher-Deputy*  
 Signature of Authorized Officer of the Tax Office  
 Date of Issue : 04/14/2026  
 Requestor : TC-MICHAEL J JANSKY  
 Ref. Number :  
 Fee Paid :  
 Payer :

# TAX CERTIFICATE

Deborah A Sevcik Tax Assessor/Collector  
 Lavaca County Tax Office  
 P.O. Box 293  
 Hallettsville, TX 77964  
 Phone: (361) 798-3601 Fax: (361) 798-5229

This certificate includes tax years up to 2025

**Entities to which this certificate applies:**

CH - City Of Hallettsville  
 G143 - Lavaca County  
 SH - Hallettsville ISD

A - Lavaca Hospital District  
 FL1 - Lavaca Flood District  
 RD - Farm-Market Road

Property Information		Owner Information	
Property ID : 1146500		Owner ID : O0060237	
Quick-Ref ID : R54768		APPELT DARLENE PEKAR	
	Value Information	782 COUNTY ROAD 132	
ROGERS ST/PAGEL ST	Land HS : \$0.00	HALLETTSVILLE, TX 77964-4661	
	Land NHS : \$0.00	Ownership: 100.00%	
	Imp HS : \$0.00		
	Imp NHS : \$0.00		
ABS 217 JOHN HALLETT	Ag Mkt : \$6,487.00		
HRS, ACRES 0.3700	Ag Use : \$30.00		
	Tim Mkt : \$0.00		
	Tim Use : \$0.00		
	HS Cap Adj : \$0.00		
	Assessed : \$30.00		

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
A	2025	0.05	0.00	0.00	0.00	0.00
CH	2025	0.14	0.00	0.00	0.00	0.00
FL1	2025	0.02	0.00	0.00	0.00	0.00
G143	2025	0.13	0.00	0.00	0.00	0.00
RD	2025	0.03	0.00	0.00	0.00	0.00
SH	2025	0.27	0.00	0.00	0.00	0.00

Total for current bills if paid by 4/30/2026 : \$0.00

Total due on all bills 4/30/2026 : \$0.00

2025 taxes paid for entity A \$0.05

2025 taxes paid for entity CH \$0.14

2025 taxes paid for entity FL1 \$0.02

2025 taxes paid for entity G143 \$0.13

2025 taxes paid for entity RD \$0.03

2025 taxes paid for entity SH \$0.27

**2025 Total Taxes Paid : \$0.64**

**Date of Last Payment : 11/13/25**



If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.

*Brittany Brocher-Deputy*

Signature of Authorized Officer of the Tax Office

Date of Issue : 04/15/2026  
 Requestor : TC-MICHAEL J JANSKY  
 Receipt : 2026-529727-LCTXO  
 Fee Paid : \$10.00  
 Payer : TC-MICHAEL J JANSKY

STATE OF TEXAS  
COUNTY OF LAVACA

The owners of land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent hereby submit this plat for the purpose and consideration herein expressed.

.....  
MICHAEL J. JANSKY & PEGGY K. JANSKY      DATE  
OWNERS

STATE OF TEXAS  
COUNTY OF LAVACA

Before me, the undersigned authority, on this day personally appeared Michael J. Jansky, known to me to be the person whose name is described to the foregoing instrument and acknowledged to me that he / she executed the same for the purpose and consideration herein expressed.

Given under my hand and seal of office this day of ....., 2026

.....  
NOTARY PUBLIC  
Lavaca County, Texas

STATE OF TEXAS  
COUNTY OF LAVACA

Before me, the undersigned authority, on this day personally appeared Peggy K. Jansky, known to me to be the person whose name is described to the foregoing instrument and acknowledged to me that he / she executed the same for the purpose and consideration herein expressed.

Given under my hand and seal of office this day of ....., 2026

.....  
NOTARY PUBLIC  
Lavaca County, Texas  
STATE OF TEXAS  
COUNTY OF LAVACA

The Jansky subdivision is located within the City of Hallettsville has been submitted to and considered by the City Council of the City of Hallettsville is hereby approved by such council  
Dated the..... Day of....., 2026

.....  
Alice Jo. Summers, Mayor

STATE OF TEXAS  
COUNTY OF LAVACA

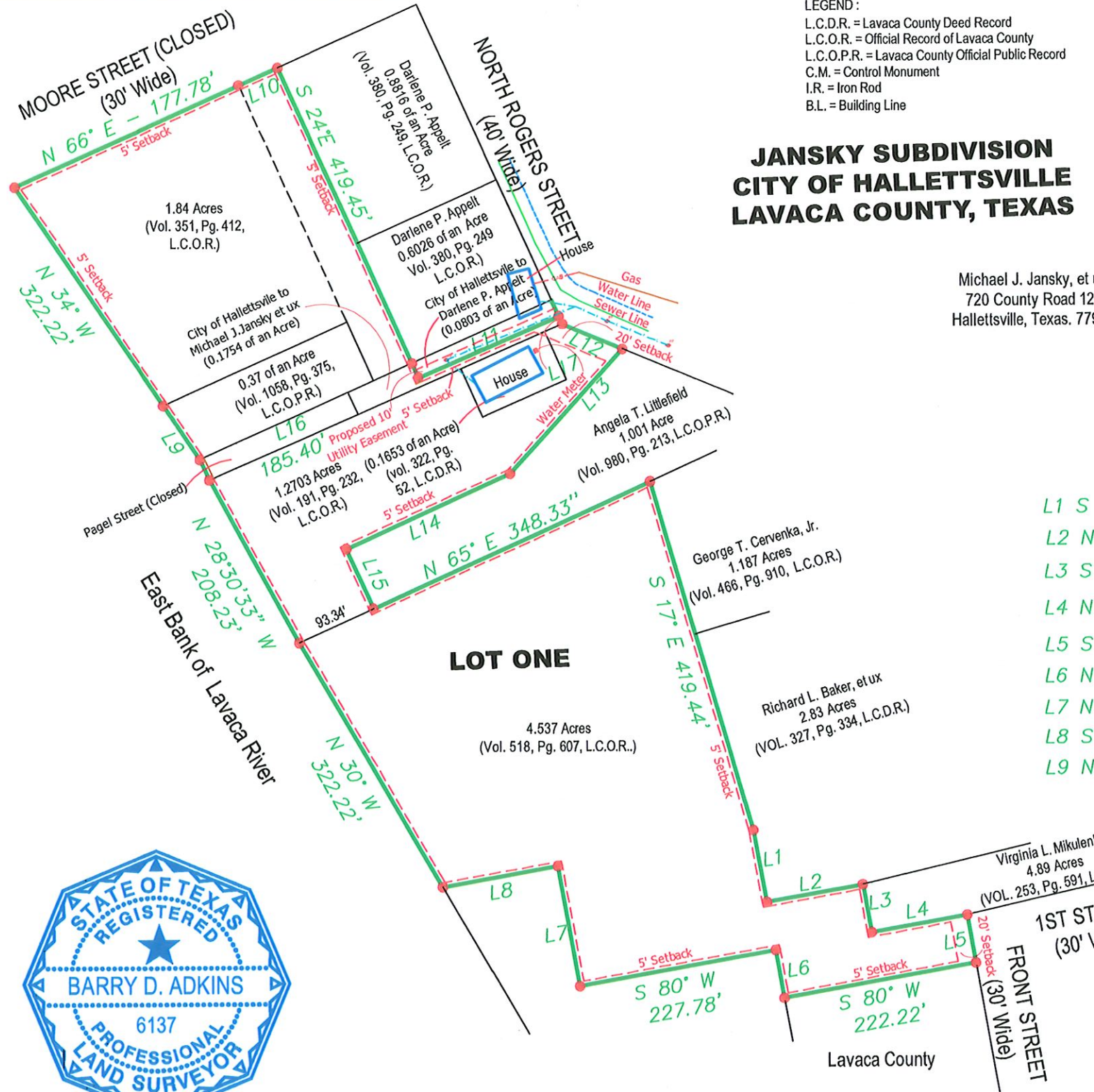
Before me, the undersigned authority, on this day personally appeared ....., known to me to be the person whose name is described to the foregoing instrument and acknowledged to me that he / she executed the same for the purpose and consideration herein expressed.

Given under my hand and seal of office this day of ....., 2026

.....  
NOTARY PUBLIC  
Lavaca County, Texas

I, Barbara K. Steffek Clerk of the County Court, witness and for the County and State, aforesaid do certify the foregoing instrument of writing with its certificate of Authoration was filed for record in my office on the ..... day of ....., 2026 at ..... o'clock .....

.....  
Barbara K. Steffek,  
COUNTY CLERK FOR LAVACA COUNTY, TEXAS

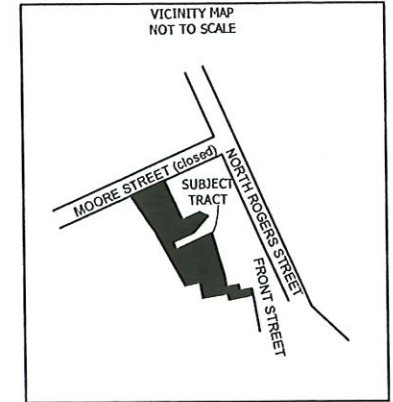


LEGEND:  
L.C.D.R. = Lavaca County Deed Record  
L.C.O.R. = Official Record of Lavaca County  
L.C.O.P.R. = Lavaca County Official Public Record  
C.M. = Control Monument  
I.R. = Iron Rod  
B.L. = Building Line

SHEET 1 OF 2

This property appears to be in the 100 year flood plain (Zone AE); as per insurance rate map 48285C0280 E, dated 11/26/2010.

This determination to be used for flood insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose. Surveyor makes no representation as to whether property may Flood.



Michael J. Jansky, et ux  
720 County Road 128  
Hallettsville, Texas. 77964



This plat is based on deed calls. No on the ground survey was performed

12/18/2025

For DaRam Engineers, Inc.  
Barry D. Adkins, R.P.L.S. No. 6137

TRACTS:	BLOCK:	SUBDIVISION:	RECORDATION:
		JOHN HALLETT LEAGUE (A-217)	
RECORDATION:			COUNTY:
			LAVACA
ADDRESS:	CITY:	STATE:	ZIP CODE:
NORTH ROGERS STREET	HALLETTVILLE	TEXAS	77964

This survey was prepared without the benefit of a title commitment and may not show all building lines, easements or other matters of record.

**DaRam Engineers, Inc.**  
11000 Richmond Avenue, Suite 300  
Houston, Texas. 77042  
(713) 528-1552 \* Email: Info@daram.com

Survey firm #: 10194492  
Engineering firm #: F-9503

Field Crew: JJ  
Drafter: RH/BS  
Project #: S202577964-NorthRogers\_janskyRev1



**JANSKY SUBDIVISION  
CITY OF HALLETTVILLE  
LAVACA COUNTY, TEXAS**

8.358 Acres  
Metes and Bounds Description

Being 8.358 acres of land situated in the John Hallett League (Abstract No. 217) in Lavaca County, Texas and being situated in the City Limits of Hallettsville. Being all of that called 1.2703 acre tract, 0.1653 of an acre parcel, 1.84 acre tract, 0.37 of an acre parcel, and a 4.537 acre tract, and a portion of Pagel Street (0.1754 of an acre). Said 1.2703 acre tract described in a Warranty Deed from Beatrice Thompson and Iris J. Schulte to Michael J. Jansky and wife Peggy Kay Jansky, dated October 13, 1999, and recorded in Volume 191, Page 232 of the Lavaca County Official Records. Said 0.1653 of an acre parcel described in a Warranty Deed with Vendor's Lien, from Joseph J. Jansky and Dorothy Jansky to Michael Joseph Jansky, dated January 2, 1979, and recorded in Volume 322, Page 52 of the Lavaca County Deed Records. Said 1.84 acre tract described in a Special Warranty Deed from Freddie J. Jansky and Henrietta Jansky to Michael J. Jansky and Peggy Kay Jansky, dated July 8, 2005, and recorded in Volume 351, Page 412 of the Lavaca County Official Records. Said 0.37 of an acre parcel described in Warranty Deed from Darlene Pekar Appelt to Michael J. Jansky and wife Peggy Kay Jansky, dated October 20, 2025 of the Lavaca County Official Records. Said 4.537 acre tract described in a General Warranty Deed from Virginia Mikulenska through Timm Mikulenska by General Power of Attorney from Virginia Mikulenska, to Michael Jansky and wife Peggy K. Jansky, dated July 22, 2010, and recorded in Volume 518, Page 607. All deed references herein are to said Lavaca County Official Records unless otherwise noted. Metes and bounds description of said 8.358 acres is as follows:

BEGINNING at a point for the North corner of said 1.2703 acre tract, and at the intersection of the southeast margin of Pagel Street (closed) and the southwest margin of a public street (signed North Rogers Street), same being the East corner of the City of Hallettsville to Michael J. Jansky, et ux 0.1754 of an acre surveyed this day, and being the North corner of said 8.358 acres;

THENCE South 67° 27' 14" East with the southwest margin of North Rogers Street and the northeast line of said 1.2703 acre tract, a distance of 74.28 feet to a point for the Easterly corner of said 1.2703 acre tract, same being the North corner of the Angela T. Littlefield 1.001 acres (Volume 980, Page 213), same being a corner of said 8.358 acres;

THENCE South 42° 33' 30" West with a line common to said 1.2703 acre tract and said 1.001 acre tract, a distance of 192.14 feet to a point for angle corner of said 1.2703 acre tract and said 1.001 acre tract, and an angle corner of said 8.358 acres;

THENCE South 65° 44' 19" West with a second line common to said 1.2703 acre tract and said 1.001 acre tract, a distance of 206.40 feet to a point for the interior corner of said 1.2703 acre tract and said 1.001 acre tract, and another interior corner of said 8.358 acres;

THENCE South 24° 15' 41" East with a third line common to said 1.2703 acre tract and said 1.001 acre tract, a distance of 74.76 feet to a point for the Westerly southeast corner of said 1.2703 acre tract, and the South corner of said 1.001 acre tract, same being in the northeast line of the Jansky 4.537 acre tract, and another interior corner of said 8.358 acres;

THENCE North 65° East with a line common to said 1.001 acre tract and said Jansky 4.537 acre tract, a distance of 348.33 feet to a point for North corner of said 4.537 acre tract and the West corner of the George T. Cevenka, Jr. 1.187 acre tract (Volume 466, Page 910), and another interior corner of said 8.358 acres;

THENCE South 17° East with a line common to said 4.537 acre tract and said Cevenka 1.187 acre tract, at 181 feet pass the South corner of said Cevenka 1.187 acre tract, same being the West corner of the Richard L. Baker, et ux 2.83 acre tract (Volume 327, Page 334 of the Lavaca County Deed Records), and then continuing with a line common to said 4.537 acre tract and said 2.83 acre tract, for a total distance of 419.44 feet to a point for angle corner of said 4.537 acre tract and said 2.83 acre tract, and a slight angle corner of said 8.358 acres;

THENCE South 10° East with a second line common to said 4.537 acre tract and said Baker 2.83 acre tract, a distance of 83.33 feet to a point for the South corner of said 2.83 acre tract, same being an interior corner of said 4.537 acre tract, and another interior corner of said 8.358 acres;

THENCE North 80° East with a third line common to said 4.537 acre tract and said 2.83 acre tract, a distance of 111.11 feet to a point for the West corner of the Virginia L. Mikulenska 4.89 acre tract (Volume 253, Page 591, Lavaca County Deed Records), and another interior corner of said 4.537 acre tract, and another corner of said 8.358 acres;

THENCE South 10° East with a line common to said 4.537 acre tract and said Mikulenska 4.89 acre tract, a distance of 55.56 feet to a point for the South corner of said 4.89 acre tract, same being another interior corner of said 4.537 acre tract, and another interior corner of said 8.358 acres;

THENCE North 80° East with a second line common to said 4.537 acre tract and said 4.89 acre tract, a distance of 111.11 feet to a point for the upper southeast corner of said 4.537 acre tract, same being in the West margin of a public street (signed N. Front Street), and another corner of said 8.358 acres;

THENCE South 10° East with the East line of said 4.537 acre tract and southwest margin of a public street, a distance of 55.56 feet to a point for the East corner of said 4.537 acre tract, same being the North corner of the Lavaca County tract, and the East corner of said 8.358 acres;

THENCE South 80° West with a line common to said 4.537 acre tract and said Lavaca County tract, a distance of 222.22 feet to a point for the West corner of said Lavaca County tract, same being another interior corner of said 4.537 acre tract, and another interior corner of said 8.358 acres;

THENCE North 10° West with the line of said 4.537 acre tract, a distance of 55.56 feet to a point for another interior corner of said 4.537 acre tract, and another interior corner of 8.358 acres;

THENCE South 80° West with the line of said 4.537 acre tract, a distance of 227.78 feet to a point for another interior corner of said 4.537 acre tract, and another interior corner of said 8.358 acres;

THENCE North 10° West with the line of said 4.537 acre tract, a distance of 138.89 feet to a point for another interior corner of said 4.537 acre tract, and another interior corner of said 8.358 acres;

THENCE South 80° West with the line of said 4.537 acre tract, a distance of 133.33 feet to a point for South corner of said 4.537 acre tract, same being on the East bank of Lavaca River and in the West line of said 4.537 acre tract, and the South corner of said 8.358 acres;

THENCE North 30° West with the West line of said 4.537 acre tract, and the East bank of Lavaca River, a distance of 322.22 feet to a point for the West corner of said 4.537 acre tract, same being the South corner of Jansky 1.2703 acre tract and a slight angle corner of said 8.358 acres;

THENCE North 28° 30' 33" West with the West line of said 1.2703 acre tract, and the East bank of Lavaca River, a distance of 208.33 feet to a point for the West corner of said 1.2703 acre tract, same being the South corner of Pagel Street, and a slight angle corner of said 8.358 acres;

THENCE North 66° 33' East with the line common to said Jansky 1.2703 acre tract and southeast line of Pagel Street, a distance of 185.40 feet to a point for the South corner of the City of Hallettsville to Michael J. Jansky, et ux 0.1754 of an acre parcel, and another interior corner of said 8.358 acres;

THENCE North 28° 03' 03" West and crossing said Pagel Street. a distance of 30.00 feet to a point for the West corner of said 0.1754 of an acre parcel, same being in the southeast line of the Jansky 0.37 of an acre parcel, and another interior corner of said 8.358 acres;

THENCE South 66° West with the line common to said Jansky 0.37 of an acre parcel and said northwest line of Pagel Street, a distance of 185.40 feet to a point for the South corner of said Jansky 0.37 of an acre parcel, same being the West corner of said Pagel Street and on the East bank of Lavaca River, and another corner of said 8.358 acres;

THENCE North 34° West with the West line of said 0.37 of an acre parcel and with the East bank of Lavaca River, a distance of 74.35 feet to a point for the West corner of said Jansky 0.37 of an acre parcel, same being the South corner of said 1.84 acre tract, and a slight angle corner of said 8.358 acres;

THENCE North 34° West with the West line of said 1.84 acre tract and with the East bank of Lavaca River, a distance of 322.22 feet to a point for the West corner of said Jansky 1.84 acre tract, same being in the southeast margin of a public street (signed Moore Street), and the West corner of said 8.358 acres;

THENCE North 66° East with the northwest line of said 1.84 acre tract and southeast margin of Moore Street, at 177.78 feet pass a point for the North corner of said 1.84 acre tract, same being the West corner of said 0.48 of an acre parcel, and then continuing with said line common to said 0.48 of an acre parcel and southeast margin of Moore Street, for a total distance of 226.39 feet to a point for the North corner of said 0.48 of an acre parcel, same being the West corner of the Darlene P. Appelt 0.8816 of an acre parcel (Volume 151, Page 391), and a North corner of said 8.358 acres;

THENCE South 24° East with the line common to said 0.48 of an acre parcel and said Appelt 0.8816 of an acre parcel, at 219.45 feet pass a point for the South corner of said 0.8816 of an acre parcel, same being the West corner of the Darlene P. Appelt 0.6026 of an acre parcel (Volume 380, Page 249), and then continuing with said line common to said 0.48 of an acre parcel and said 0.6026 of an acre parcel, at a distance of 388.89 feet to a point for the South corner of said 0.6026 of an acre parcel, same being the West corner of the City of Hallettsville to Darlene P. Appelt 0.0803 of an acre parcel surveyed this day, and in the northwest line of said Pagel Street (closed) and then crossing said Pagel Street, for a total distance of 419.45 feet to a point for the South corner of said 0.0803 of an acre parcel, same being the West corner of said Jansky 0.1754 of an acre parcel surveyed this day, and another angle corner of said 8.358 acres;

THENCE North 66° East with a line common to said 0.0803 of an acre parcel and said 0.1754 of an acre parcel and crossing said Pagel Street, a distance of 187.56 feet to a point for the East corner of said 0.0803 of an acre parcel, same being the North corner of said 0.1754 of an acre parcel, and in the southeast line of said Pagel Street and in the northeast margin of North Rogers Street, same being another corner of said 8.358 acres;

THENCE South 24° East with the southeast margin of Pagel Street and said northeast margin of said North Rogers Street, a distance of 10.00 feet to the POINT OF BEGINNING, containing 8.358 acres of land more or less.

All bearings are based on deed calls only

This legal is based on deed calls only. No on the ground survey was performed.



12/18/2025

For DaRam Engineers, Inc.  
Barry D. Adkins, R.P.L.S. No. 6137

TRACTS:	BLOCK:	SUBDIVISION:	RECORDATION:
	-	JOHN HALLETT LEAGUE A-217	
RECORDATION:	COUNTY:		LAVACA
ADDRESS:	CITY:	STATE:	ZIP CODE:
NORTH ROGERS STREET	HALLETTVILLE	TEXAS	77964

This survey was prepared without the benefit of a title commitment and may not show all building lines, easements or other matters of record.

Survey firm #: 10194492  
Engineering firm #: F-9503

**DaRam Engineers, Inc.**  
11000 Richmond Avenue, Suite 300  
Houston, Texas. 77042  
(713) 528-1552 \* Email: Info@daram.com

Field Crew: JJ  
Drafter: RHBS  
Project #: S202577984-NorthRogers\_Jansky