

CITY OF HALLETTSVILLE

NOTICE OF MEETING

**PLANNING AND ZONING COMMISSION
WEDNESDAY, JULY 22, 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 June 24, 2026 Planning & Zoning Meetings.
- 4) Discuss and consider any recommendation to City Council on a Preliminary Mitchell Subdivision Plat for property generally located at 501 Crockett Street.
- 5) Discuss a zoning code, zoning classifications, and locations for zoning classifications.
- 6) Announcements
- 7) 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 July 15, 2026 at 5:00 P.M.

COMMISSION INFORMATION
WEDNESDAY, JULY 22, 2026
PLANNING AND ZONING COMMISSION MEETING

- 3) Discuss and approving the meeting minutes from the June 24, 2026 Planning & Zoning Meetings.
Meeting minutes are included in your packet.
- 4) Discuss and consider any recommendation to City Council on Preliminary Mitchell Subdivision Plat for property generally located at 501 Crockett Street.
Subdivision application, preliminary plat, and staff report are included in your packet.
- 5) Discuss a zoning code, zoning classifications, and locations for zoning classifications.
General discussion about the upcoming zoning code.

PLANNING & ZONING MEETING 5:30 PM WEDNESDAY JUNE 24, 2026
CITY COUNCIL CHAMBERS 101 N. MAIN ST.
HALLETTSVILLE, TX 77964

MEMBERS PRESENT: Wayne Freytag, Ronnie DeLaRosa, Elrose Kalisek, Sandra Holy

MEMBERS ABSENT: Debbie Fischbeck, Jared Krischke

ALT. MEMBERS PRESENT: None

ALT. MEMBERS ABSENT: None

STAFF PRESENT: Director of Administrative Services, Tammy Bell, Lt. Saul Rangel

GUEST PRESENT: None

Chairman Wayne Freytag called the meeting to order at 5:35 PM

AGENDA ITEM 2) Public Comment Period
DISCUSSION: None

AGENDA ITEM 3) Discuss and consider approving the meeting minutes from the May 27, 2026, Planning & Zoning Meetings.
DISCUSSION: None.
MOTION: Commissioner Kalisek motioned to approve the meeting minutes from the May 27, 2026 Planning & Zoning Meetings, and Commissioner DeLaRosa seconded the motion.
Chairman Freytag called for a vote.
AYE 3
NAY 0

AGENDA ITEM 4) Discuss and consider any recommendation to City Council on Final Appelt Subdivision Plat for property generally located at 101 N Rogers Street.
DISCUSSION: Discussion was held amongst the Commissioners.
MOTION: Commissioner Holy motioned to approve the Final Appelt Subdivision Plat for property generally located at 101 N Rogers Street, and Commissioner DeLaRosa seconded the motion.
Chairman Freytag called for a vote.
AYE 3
NAY 0

AGENDA ITEM 5) Discuss an consider any recommendations to City Council on Final Jansky Subdivision Plat for property generally located at 111 W Rogers Street.
DISCUSSION: Discussion was held amongst the Commissioners.
MOTION: Commissioner Holy motioned to approve the Final Jansky Final Subdivision Plat for property generally located at 111 W Rogers Street, and Commissioner Kalisek seconded the motion.
Chairman Freytag called for a vote.
AYE 3
NAY 0

AGENDA ITEM 6) Discuss a possible ordinance recommendation on scooters being driven on the streets.
DISCUSSION: Commissioner Holy stated she did not agree with making a new ordinance at this time

and Commissioner Kalisek stated to table it.

AGENDA ITEM 7) Announcements
DISCUSSION: None

AGENDA ITEM 8): Adjournment
DISCUSSION: None
MOTION: Commissioner Holy made a motion to adjourn the meeting and Commissioner Kalisek seconded the motion.
Chairman Freytag called for a vote.
AYE 3
NAY 0

There being no other business, Commissioner Freytag adjourned the meeting at 5:59 P.M.

Chairman
Wayne Freytag

Director of Administrative Services
Tammy Bell



CITY OF HALLETTSVILLE
PLANNING AND ZONING COMMISSION
STAFF REPORT

MEETING DATE: July 22, 2026
AGENDA ITEM NO.: 4
PREPARED BY: Clifford Riddle

AGENDA ITEM DESCRIPTION:

Discuss and consider any recommendation to City Council on Preliminary Mitchell Subdivision Plat for property generally located at 501 Crockett Street.

ITEM SUMMARY:

The City of Hallettsville received an application for the "Mitchell Subdivision" on June 17, 2026. The application is proposing to reconfigure 2 parcels into 4 parcels. (1 undeveloped and 1 located at current residence of 605 N. Market St.).

ANALYSIS:

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

Director of Public Works confirmed that all lots have a minimum of 60' of public road access, and indirect access to public utilities. The developer shall either run all utilities inside of the utility easement depicted across lots 1-3, or the city will extend the water and sewer lines down to lot 3.

STAFF RECOMMENDATION:

The City Staff finds no reason within code to deny this application.

CRITERIA FOR CONSIDERATION:

Code Section Exhibit 9A§15 Preliminary Plat and Accompanying Data. lists out the criteria for consideration of the proposed subdivision. The following is an excerpt of the criteria:

- a. Formal Application for preliminary plat approval shall be made by the subdivider in writing to the Commission at an official meeting.**
- b. Six (6) copies of the plat shall be submitted to the Director of Public Works at least fifteen (15) days prior to the meeting of the Commission at which time the plat is to be considered.**
- c. The subdivider shall file each subdivision plat with the City Secretary. Each subdivision application shall be accompanied by a processing fee of twenty-five (\$25.00) dollars.**
- d. Such plat shall be accompanied by a vicinity sketch or map at a scale adequate to view the areas surrounding the proposed subdivision, and showing all existing subdivisions, streets, easements, rights of way, parks, and public facilities in the vicinity including approximate locations and sizes of utilities. The vicinity sketch shall also indicate the general drainage plan and the ultimate destination of the storm water**
- e. Form and Content - the plat shall be drawn to a scale of 100 feet to one (1) inch or larger. When more than one sheet is necessary to accommodate the entire area, an index sheet showing the entire subdivision at an appropriate graphic scale shall be attached to the plat. The plat shall show the following:**

- (1) Names and addresses of the subdivider, record owner, engineer and/or surveyor.
- (2) Proposed name of the subdivision, which shall not have the same spelling as or be pronounced similar to the name of any other subdivision located within the City of Hallettsville, or within its Extraterritorial Jurisdiction authorized by law.
- (3) Names of contiguous subdivision and the owners of contiguous parcels of unsubdivided land, along with deed record references, and an indication of whether or not contiguous properties are platted.
- (4) Description, by metes and bounds, of the subdivision.
- (5) Primary control points or descriptions, and ties to such control points to which all dimensions, angles, bearings, block numbers and similar data shall be referred
- (6) Subdivision boundary lines, indicated by heavy lines and the computed acreage of the subdivision.
- (7) Existing sites as follows:
 - (a) The exact location, dimensions, name and description of all existing or recorded streets, alleys, reservations, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries.
 - (b) The exact location, dimensions, description and name of recorded residential lots, parks, public area, permanent structures and other sites within or contiguous with the subdivision.
 - (c) The exact location, dimensions, description, and flow line of existing water courses and drainage structures within the subdivision.
- (8) The exact location, dimensions, description and name of all proposed streets, alleys, drainage structures, parks, other public areas, reservations, easements or other rights-of-way, blocks, lots and other sites within the subdivision.
- (9) Date of Preparation, scale of plat and north point.
- (10) Topographical information shall include contour lines on a basis of 5 vertical feet in terrain with a slope of 2% or more, and on a basis of 2 vertical feet in terrain with a slope of less than 2%. Contour lines shall be based upon City of Hallettsville datum.
- (11) A number or letter to identify each lot or site and each block.
- (12) Front and rear building setback lines on all lots and sites. Side yard building setback lines on all lots and sites. Side yard building setback lines at street intersections and crosswalk ways.
- (13) Location of city limits line, the outer border of the City's extraterritorial jurisdiction, and boundaries, if they traverse the subdivision, form part of the boundary of the subdivision, or are contiguous to such boundary.

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 approval of the requested subdivision with the following conditions:
 - *List all conditions. Conditions should be based on the criteria listed in code Sec. 9A§15*
- Motion to recommend to City Council denial of the requested Subdivision.

ATTACHMENTS:

Subdivision Application

Tax Certificates

Preliminary Plat

CITY OF HALLETTSVILLE
SUBDIVISION APPLICATION

DATE: June 17, 2026

REQUESTOR NAME: Mitchell Real Estate, LLC

ADDRESS: 882 CR 235
Hallettsville, Tx 77964

CONTACT NUMBER: 361-401-3481

EMAIL ADDRESS: mhm79@cvc.tx.com

ITEMS PROVIDED:

CR SUBDIVISION PLAT - PRELIMINARY

CR TAX CERTIFICATE

APPLICANT SIGNATURE Jira Mitchell DATE: 6/17/26

\$25.00 PROCESSING FEE: _____

APPROVAL BUILDING INSPECTOR
DATE: 07/09/2026 SIGNATURE: [Signature]

PUBLIC WORKS DIRECTOR
DATE: 7/9/2026 SIGNATURE: [Signature]

APPROVAL CITY SECRETARY
DATE: 07/09/2026 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)





ITEMS PROVIDED:

_____ SUBDIVISION PLAT - FINAL

APPLICANT SIGNATURE _____ DATE: _____

APPROVAL BUILDING INSPECTOR
DATE: _____ SIGNATURE: _____

PUBLIC WORKS DIRECTOR
DATE: _____ SIGNATURE: _____

APPROVAL CITY SECRETARY
DATE: _____ 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

Entitles 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 : 1038000
Quick-Ref ID : R3123

Owner ID : O0094867

Value Information	
Land HS	\$28,722.00
Land NHS	\$0.00
Imp HS	\$0.00
Imp NHS	\$82,138.00
Ag Mkt	\$0.00
Ag Use	\$0.00
Tim Mkt	\$0.00
Tim Use	\$0.00
HS Cap Adj	\$0.00
Assessed	\$110,860.00

MITCHELL REAL ESTATE LLC
882 COUNTY ROAD 235
HALLETTSVILLE, TX 77964

Ownership: 100.00%

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	180.26	0.00	0.00	0.00	0.00
CH	2025	503.53	0.00	0.00	0.00	0.00
FL1	2025	61.53	0.00	0.00	0.00	0.00
G143	2025	494.88	0.00	0.00	0.00	0.00
RD	2025	114.52	0.00	0.00	0.00	0.00
SH	2025	972.65	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2026 : \$0.00
Total due on all bills 6/30/2026 : \$0.00
2025 taxes paid for entity A \$180.26
2025 taxes paid for entity CH \$503.53
2025 taxes paid for entity FL1 \$61.53
2025 taxes paid for entity G143 \$494.88
2025 taxes paid for entity RD \$114.52
2025 taxes paid for entity SH \$972.65
2025 Total Taxes Paid : \$2,327.37
Date of Last Payment : 01/30/26

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

Date of Issue : 06/22/2026
Requestor : MITCHELL REAL ESTATE LLC
Ref. Number :
Fee Paid :
Payer :

Signature of Authorized Officer of the Tax Office

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

Entitles 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 : 1037003
Quick-Ref ID : R331658

Owner ID : O0094867

Value Information	
Land HS	\$41,380.00
Land NHS	\$0.00
Imp HS	\$172,311.00
Imp NHS	\$0.00
Ag Mkt	\$0.00
Ag Use	\$0.00
Tim Mkt	\$0.00
Tim Use	\$0.00
HS Cap Adj	\$0.00
Assessed	\$213,691.00

MITCHELL REAL ESTATE LLC
882 COUNTY ROAD 235
HALLETTSVILLE, TX 77964

Ownership: 100.00%

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	347.46	0.00	0.00	0.00	0.00
CH	2025	970.58	9.70	0.00	0.00	0.00
FL1	2025	118.60	0.00	0.00	0.00	0.00
G143	2025	953.92	0.00	0.00	0.00	0.00
RD	2025	220.74	0.00	0.00	0.00	0.00
SH	2025	1,874.84	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2026 : \$0.00

Total due on all bills 6/30/2026 : \$0.00

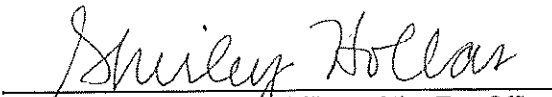
2025 taxes paid for entity A \$347.46
2025 taxes paid for entity CH \$960.88
2025 taxes paid for entity FL1 \$118.60
2025 taxes paid for entity G143 \$953.92
2025 taxes paid for entity RD \$220.74
2025 taxes paid for entity SH \$1,874.84

2025 Total Taxes Paid : \$4,476.44

Date of Last Payment : 12/15/25

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.

Date of Issue : 06/22/2026
Requestor : MITCHELL REAL ESTATE LLC
Ref. Number :
Fee Paid :
Payer :


Signature of Authorized Officer of the Tax Office

"MITCHELL SUBDIVISION", IN THE CITY OF HALLETTSVILLE,
LAVACA COUNTY, TEXAS.

LOT 1 - 0.19 ACRES
FIELD NOTES DESCRIPTION

BEING 0.19 ACRES OUT OF THE JOHN HALLETT LEAGUE, ABSTRACT 217, IN THE CITY OF HALLETTSVILLE, LAVACA COUNTY, TEXAS, ALSO BEING OUT OF THAT SAME 0.377 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED DATED JANUARY 13, 2023 AND RECORDED IN VOLUME 963, PAGE 368 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS, AND OUT OF THAT SAME 0.68 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED DATED MAY 1, 2023 AND RECORDED IN VOLUME 972, PAGE 468 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS.

BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A 5/8" IRON ROD WITH CAP STAMPED "RPLS 6368", (Y = 13,716,978.03, X = 2,624,616.93), SET IN THE NORTH RIGHT OF WAY LINE OF CROCKETT STREET, AT THE SOUTHWEST CORNER OF LOT 2, A 0.22 ACRE TRACT, DUALY SURVEYED, AND IN THE SOUTH LINE OF SAID 0.377 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 81°34'15" W - 32.15 FEET ALONG THE SOUTH LINE OF SAID 0.377 ACRE TRACT, THE NORTH RIGHT OF WAY LINE OF CROCKETT STREET, AND THE SOUTH LINE OF THIS HEREIN DESCRIBED TRACT TO A 1/2" IRON ROD FOUND, FOR AN ANGLE CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 40°30'31" W - 40.32 FEET CONTINUING ALONG THE SOUTH LINE OF SAID 0.377 ACRE TRACT, THE NORTH RIGHT OF WAY LINE OF CROCKETT STREET, AND THE SOUTH LINE OF THIS HEREIN DESCRIBED TRACT TO A 5/8" IRON ROD WITH CAP STAMPED "RPLS 6368" SET AT THE SOUTHWEST CORNER OF SAID 0.377 ACRE TRACT AND AT THE SOUTHEAST CORNER OF A 0.20 ACRE TRACT CONVEYED TO KODI ALAN AND EMILY ANN DVORAK IN VOLUME 908, PAGE 280 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 09°14'33" E - 64.12 FEET ALONG THE WEST LINE SAID 0.377 ACRE TRACT, THE EAST LINE OF SAID 0.20 ACRE TRACT, AND THE WEST LINE OF THIS HEREIN DESCRIBED TRACT TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 0.377 ACRE TRACT, AND AT A SOUTHWEST CORNER OF SAID 0.68 ACRE TRACT, FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 07°41'49" E - 51.07 FEET ALONG A WEST LINE OF SAID 0.68 ACRE TRACT AND CONTINUING ALONG THE EAST LINE SAID 0.20 ACRE TRACT AND THE WEST LINE OF THIS HEREIN DESCRIBED TRACT TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 0.377 ACRE TRACT, IN THE EAST LINE OF A SECOND 0.20 ACRE TRACT CONVEYED TO DREW EDWARD HIDEY VOLUME 813, PAGE 62 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS, AND AT THE SOUTHWEST CORNER OF A SECOND 0.68 ACRE TRACT CONVEYED TO DARRELL AND MARY LUX IN VOLUME 929, PAGE 34 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 89°24'14" E - 60.19 FEET ALONG THE NORTH LINE OF SAID 0.68 ACRE TRACT, THE SOUTH LINE OF SAID SECOND 0.68 ACRE TRACT, AND THE NORTH LINE OF THIS HEREIN DESCRIBED TRACT TO A 5/8" IRON ROD WITH CAP STAMPED "RPLS 6368" SET AT THE NORTHWEST CORNER OF SAID LOT 2, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 07°20'53" W - 151.13 FEET ALONG THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF THIS HEREIN DESCRIBED TRACT TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 0.19 ACRE TRACT, MORE OR LESS.

LOT 2 - 0.22 ACRES
FIELD NOTES DESCRIPTION

BEING 0.22 ACRES OUT OF THE JOHN HALLETT LEAGUE, ABSTRACT 217, IN THE CITY OF HALLETTSVILLE, LAVACA COUNTY, TEXAS, ALSO BEING OUT OF THAT SAME 0.377 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED DATED JANUARY 13, 2023 AND RECORDED IN VOLUME 963, PAGE 368 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS, AND OUT OF THAT SAME 0.68 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED DATED MAY 1, 2023 AND RECORDED IN VOLUME 972, PAGE 468 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS.

BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: BEGINNING: AT A 5/8" IRON ROD WITH CAP STAMPED "RPLS 6368", (Y = 13,716,978.03, X = 2,624,616.93), SET IN THE NORTH RIGHT OF WAY LINE OF CROCKETT STREET, AT THE SOUTHEAST CORNER OF LOT 1, A 0.19 ACRE TRACT, DUALY SURVEYED, AND IN THE SOUTH LINE OF SAID 0.377 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 07°20'53" E - 151.13 FEET ALONG THE EAST LINE SAID LOT 1 AND THE WEST LINE OF THIS HEREIN DESCRIBED TRACT TO A 5/8" IRON ROD WITH CAP STAMPED "RPLS 6368" SET AT THE NORTHEAST CORNER OF SAID LOT 1, IN THE NORTH LINE OF SAID 0.68 ACRE TRACT, AND IN THE SOUTH LINE OF A SECOND 0.68 ACRE TRACT CONVEYED TO DARRELL AND MARY LUX IN VOLUME 929, PAGE 34 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 89°24'14" E - 62.64 FEET ALONG THE NORTH LINE OF SAID 0.68 ACRE TRACT, THE SOUTH LINE OF SAID SECOND 0.68 ACRE TRACT, AND THE NORTH LINE OF THIS HEREIN DESCRIBED TRACT TO A 5/8" IRON ROD WITH CAP STAMPED "RPLS 6368" SET AT THE NORTHWEST CORNER OF LOT 3, A 0.24 ACRE TRACT, (DUALY SURVEYED), FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 07°20'53" W - 160.96 FEET ALONG THE WEST LINE OF SAID LOT 3 AND THE EAST LINE OF THIS HEREIN DESCRIBED TRACT TO A 5/8" IRON ROD WITH CAP STAMPED "RPLS 6368" SET IN THE SOUTH LINE OF SAID 0.377 ACRE TRACT, AT THE SOUTHWEST CORNER OF SAID LOT 3, AND IN THE NORTH RIGHT OF WAY LINE OF SAID CROCKETT STREET, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 81°34'15" W - 62.05 FEET ALONG THE SOUTH LINE OF SAID 0.377 ACRE TRACT, THE NORTH RIGHT OF WAY LINE OF SAID CROCKETT STREET, AND THE SOUTH LINE OF THIS HEREIN DESCRIBED TRACT TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 0.22 ACRE TRACT, MORE OR LESS.

LOT 3 - 0.24 ACRES
FIELD NOTES DESCRIPTION

BEING 0.24 ACRES OUT OF THE JOHN HALLETT LEAGUE, ABSTRACT 217, IN THE CITY OF HALLETTSVILLE, LAVACA COUNTY, TEXAS, ALSO BEING OUT OF THAT SAME 0.377 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED DATED JANUARY 13, 2023 AND RECORDED IN VOLUME 963, PAGE 368 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS, AND OUT OF THAT SAME 0.68 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED DATED MAY 1, 2023 AND RECORDED IN VOLUME 972, PAGE 468 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS.

BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

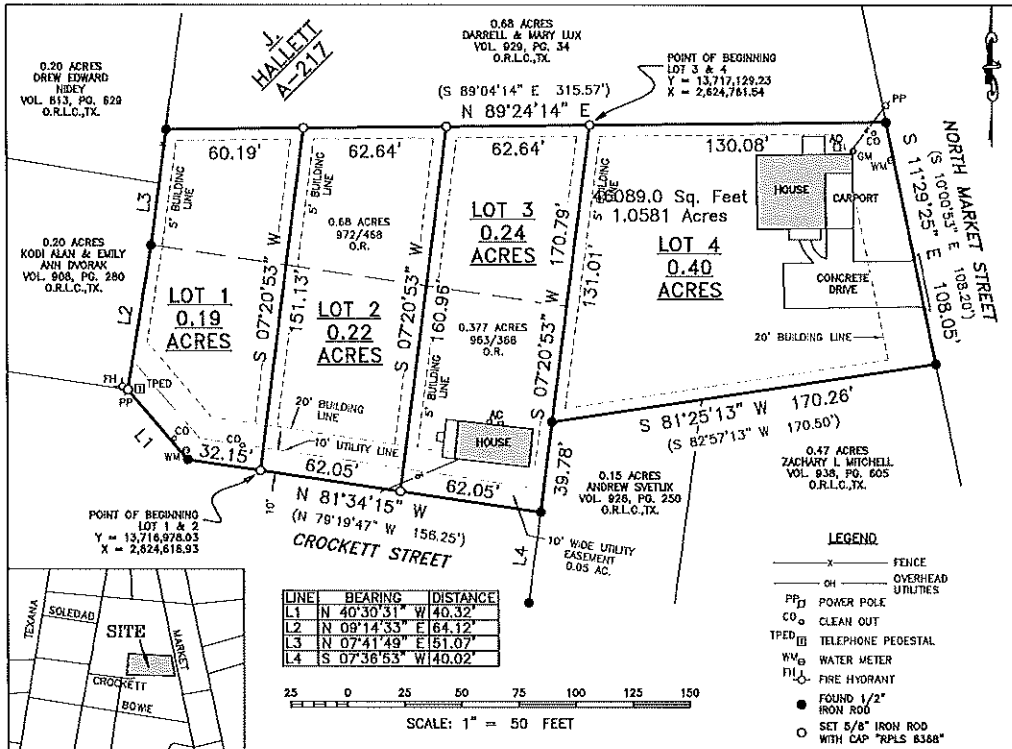
BEGINNING: AT A 5/8" IRON ROD WITH CAP STAMPED "RPLS 6368", (Y = 13,717,129.23, X = 2,624,761.54), SET IN THE NORTH LINE OF SAID 0.68 ACRE TRACT, AT THE NORTHWEST CORNER OF LOT 4, A 0.40 ACRE TRACT, (DUALY SURVEYED), AND IN THE SOUTH LINE OF A SECOND 0.68 ACRE TRACT CONVEYED TO DARRELL AND MARY LUX IN VOLUME 929, PAGE 34 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 07°20'53" W - 170.79 FEET ALONG THE WEST LINE OF SAID LOT 4 AND THE EAST LINE OF THIS HEREIN DESCRIBED TRACT TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 0.377 ACRE TRACT, IN THE WEST LINE OF A 0.15 ACRES TRACT CONVEYED TO ANDREW SVETLIK IN VOLUME 926, PAGE 250 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS, AND IN THE NORTH RIGHT OF WAY LINE OF CROCKETT STREET, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 81°34'15" W - 62.05 FEET ALONG THE SOUTH LINE OF SAID 0.377 ACRE TRACT, THE NORTH RIGHT OF WAY LINE OF SAID CROCKETT STREET, AND THE SOUTH LINE OF THIS HEREIN DESCRIBED TRACT TO A 5/8" IRON ROD WITH CAP STAMPED "RPLS 6368" SET AT THE SOUTHEAST CORNER OF LOT 2, A 0.22 ACRE TRACT, (DUALY SURVEYED), FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 07°20'53" E - 160.96 FEET ALONG THE EAST LINE SAID LOT 2 AND THE WEST LINE OF THIS HEREIN DESCRIBED TRACT TO A 5/8" IRON ROD WITH CAP STAMPED "RPLS 6368" SET AT THE NORTHEAST CORNER OF SAID LOT 2, IN THE NORTH LINE OF SAID 0.68 ACRE TRACT, AND IN THE SOUTH LINE OF SAID SECOND 0.68 ACRE TRACT, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 89°24'14" E - 62.64 FEET ALONG THE NORTH LINE OF SAID 0.68 ACRE TRACT, THE SOUTH LINE OF SAID SECOND 0.68 ACRE TRACT, AND THE NORTH LINE OF THIS HEREIN DESCRIBED TRACT TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 0.24 ACRE TRACT, MORE OR LESS.



LOT 4 - 0.40 ACRES
FIELD NOTES DESCRIPTION

BEING 0.40 ACRES OUT OF THE JOHN HALLETT LEAGUE, ABSTRACT 217, IN THE CITY OF HALLETTSVILLE, LAVACA COUNTY, TEXAS, ALSO BEING OUT OF THAT SAME 0.377 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED DATED JANUARY 13, 2023 AND RECORDED IN VOLUME 963, PAGE 368 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS, AND OUT OF THAT SAME 0.68 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED DATED MAY 1, 2023 AND RECORDED IN VOLUME 972, PAGE 468 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS.

BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A 5/8" IRON ROD WITH CAP STAMPED "RPLS 6368", (Y = 13,717,129.23, X = 2,624,761.54), SET IN THE NORTH LINE OF SAID 0.68 ACRE TRACT, AT THE NORTHEAST CORNER OF LOT 3, A 0.24 ACRE TRACT, (DUALY SURVEYED), AND IN THE SOUTH LINE OF A SECOND 0.68 ACRE TRACT CONVEYED TO DARRELL AND MARY LUX IN VOLUME 929, PAGE 34 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 89°24'14" E - 130.08 FEET ALONG THE NORTH LINE OF SAID 0.68 ACRE TRACT, THE SOUTH LINE OF SAID SECOND 0.68 ACRE TRACT, AND THE NORTH LINE OF THIS HEREIN DESCRIBED TRACT TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 0.68 ACRE TRACT, AND AT THE NORTHEAST CORNER OF A AND IN THE WEST RIGHT OF WAY LINE OF NORTH MARKET STREET, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 11°29'25" E - 108.05 FEET ALONG THE EAST LINE OF SAID 0.68 ACRE TRACT, THE WEST RIGHT OF WAY LINE OF SAID NORTH MARKET STREET, AND THE EAST LINE OF THIS HEREIN DESCRIBED TRACT TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 0.68 ACRE TRACT AND AT THE NORTHEAST CORNER OF A 0.47 ACRE TRACT CONVEYED TO ZACHARY L MITCHELL IN VOLUME 938, PAGE 605 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 81°25'13" W - 170.26 FEET ALONG A SOUTH LINE OF SAID 0.68 ACRE TRACT, THE NORTH LINE OF SAID 0.47 ACRE TRACT, AND THE SOUTH LINE OF THIS HEREIN DESCRIBED TRACT TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF A 0.15 ACRES TRACT CONVEYED TO ANDREW SVETLIK IN VOLUME 926, PAGE 250 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS, IN THE EAST LINE OF SAID LOT 3, AND AT A SOUTHWEST CORNER OF SAID 0.68 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 07°20'53" E - 170.79 FEET ALONG THE EAST LINE SAID LOT 3 AND THE WEST LINE OF THIS HEREIN DESCRIBED TRACT TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 0.40 ACRE TRACT, MORE OR LESS.

10' WIDE UTILITY EASEMENT
FIELD NOTES DESCRIPTION

BEING 0.05 ACRES OUT OF THAT SAME 0.377 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED DATED JANUARY 13, 2023 AND RECORDED IN VOLUME 963, PAGE 368 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS. BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A 1/2" IRON ROD, (Y = 13,716,959.84, X = 2,624,739.69), FOUND AT THE SOUTHEAST CORNER OF SAID 0.377 ACRE TRACT, AT THE SOUTHEAST CORNER OF LOT 3, A 0.24 ACRE TRACT, (DUALY SURVEYED), AND AT A NORTHEAST RIGHT OF WAY CORNER OF CROCKETT STREET, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED EASEMENT;

THENCE: N 81°34'15" W - 156.26 FEET ALONG THE NORTH RIGHT OF WAY LINE OF SAID CROCKETT STREET, THE SOUTH LINES OF SAID LOT 3, LOT 2, A 0.22 ACRE TRACT, (DUALY SURVEYED), AND LOT 1, A 0.19 ACRE TRACT, (DUALY SURVEYED), AND THE SOUTH LINE OF THIS HEREIN DESCRIBED EASEMENT TO A 1/2" IRON ROD FOUND AT AN ANGLE CORNER OF SAID LOT 1, FOR AN ANGLE CORNER OF THIS HEREIN DESCRIBED EASEMENT;

THENCE: N 40°30'31" W - 40.32 FEET CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF SAID CROCKETT STREET, THE SOUTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF THIS HEREIN DESCRIBED EASEMENT TO A 5/8" IRON ROD WITH CAP STAMPED "RPLS 6368" SET AT THE SOUTHWEST CORNER OF SAID LOT 1 AND AT A RIGHT OF WAY CORNER OF SAID CROCKETT STREET, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED EASEMENT;

THENCE: N 09°14'33" E - 13.10 FEET ALONG THE WEST LINE SAID LOT 1 AND THE WEST LINE OF THIS HEREIN DESCRIBED EASEMENT TO A POINT, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED EASEMENT;

THENCE: S 40°30'31" E - 45.04 FEET ACROSS SAID LOT 1 AND ALONG THE NORTH LINE OF THIS HEREIN DESCRIBED EASEMENT TO A POINT, FOR AN ANGLE CORNER OF THIS HEREIN DESCRIBED EASEMENT

THENCE: S 81°34'15" E - 152.33 FEET ACROSS SAID LOT 1, SAID LOT 2, AND SAID LOT 3, AND CONTINUING ALONG THE NORTH LINE OF THIS HEREIN DESCRIBED EASEMENT TO A POINT IN THE SOUTHEAST LINE OF SAID LOT 3, SAME BEING IN THE EAST LINE OF SAID 0.377 ACRE TRACT, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED EASEMENT;

THENCE: S 07°20'53" W - 10.00 FEET ALONG THE EAST LINE OF SAID 0.377 ACRE TRACT, THE EAST LINE OF SAID LOT 3, AND THE EAST LINE OF THIS HEREIN DESCRIBED EASEMENT TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 0.05 ACRE UTILITY EASEMENT, MORE OR LESS.

STATE OF TEXAS
COUNTY OF LAVACA

KNOWN ALL MEN BY THESE PRESENTS: THAT WE, MITCHELL REAL ESTATE, LLC., OWNER OF THAT SAME 0.377 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED DATED JANUARY 13, 2023 AND RECORDED IN VOLUME 963, PAGE 368 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS, AND THAT SAME 0.68 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED DATED MAY 1, 2023 AND RECORDED IN VOLUME 972, PAGE 468 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS, DO HEREBY RESUBDIVIDE SAID TRACT TO BE KNOWN AS "LOTS 1 - 4 OF MITCHELL SUBDIVISION" & DO HEREBY ADOPT THIS PLAT AS OUR SUBDIVISION THEREOF & DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND EASEMENTS SHOWN ON THE PLAT.

MARK H. MITCHELL DATE TINA L. MITCHELL DATE
MITCHELL REAL ESTATE, LLC OWNER MITCHELL REAL ESTATE, LLC OWNER

STATE OF TEXAS
COUNTY OF LAVACA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

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

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

THIS "MITCHELL SUBDIVISION" IN THE CITY OF HALLETTSVILLE, HAS BEEN SUBMITTED TO & CONSIDERED BY THE CITY COUNCIL OF THE CITY OF HALLETTSVILLE, TEXAS & IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THE ____ DAY OF ____, 20__.

ALICE JO SUMMERS - MAYOR

STATE OF TEXAS
COUNTY OF LAVACA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

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

I, BARBARA J. 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 J. 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 THE LAND DEVELOPMENT CODE OF THE CITY OF HALLETTSVILLE, 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

FLOOD CERTIFICATION:

FIRM NO.: 48285C0280E (MAP REVISION DATED NOVEMBER 28, 2010),
FIRM NO.: 48285C0285E (MAP REVISION DATED NOVEMBER 28, 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.

THESE TRACTS WILL BE SUBJECT TO THE CITY OF HALLETTSVILLE ZONING ORDINANCES AND BUILD SETBACK REQUIREMENTS.



"MITCHELL SUBDIVISION", IN THE CITY OF
HALLETTSVILLE, LAVACA COUNTY, TEXAS.

Completion Date: 05/28/26 File Name: REPL-1.06AC
Scale: 1"=50' Surveyed by: TJ
Drawn by: DJ Checked by: CB