

CITY OF HALLETTSVILLE

NOTICE OF MEETING

PLANNING AND ZONING COMMISSION
WEDNESDAY, AUGUST 26, 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 July 22, 2026 Planning & Zoning Meetings.
- 4) Discuss and consider any recommendation to City Council on a Final Mitchell Subdivision Plat for property generally located at 501 Crockett Street.
- 5) Discuss and consider any recommendation to City Council on Preliminary Schott Subdivision Plat for property generally located at 111 Crockett Street.
- 6) Discuss and consider any recommendation to City Council on Final Schott Subdivision Plat for property generally located at 111 Crockett Street.
- 7) Discuss a zoning code, zoning classifications, and locations for zoning classifications.
- 8) Announcements
- 9) 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:

A handwritten signature in black ink, appearing to read "Grace Ward", is written over a horizontal line.

Grace Ward, City Administrator/Secretary

Posted on August 19, 2026 at 5:00 P.M.

COMMISSION INFORMATION
WEDNESDAY, AUGUST 26, 2026
PLANNING AND ZONING COMMISSION MEETING

- 3) Discuss and approving the meeting minutes from the July 22, 2026 Planning & Zoning Meetings.
Meeting minutes are included in your packet.
- 4) Discuss and consider any recommendation to City Council on a Final Mitchell Subdivision Plat for property generally located at 501 Crockett Street.
Subdivision application, plat, and staff report are included in your packet.
- 5) Discuss and consider any recommendation to City Council on Preliminary Schott Subdivision Plat for property generally located at 111 Crockett Street.
Subdivision application, plat, and staff report are included in your packet.
- 6) Discuss and consider any recommendation to City Council on Final Schott Subdivision Plat for property generally located at 111 Crockett Street.
Subdivision application, plat, and staff report are included in your packet.
- 7) 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 JULY 22, 2026
CITY COUNCIL CHAMBERS 101 N. MAIN ST.
HALLETTSVILLE, TX 77964

MEMBERS PRESENT: Wayne Freytag, Sandra Holy, Debbie Fischbeck, Jared Krischke

MEMBERS ABSENT: Ronnie DeLaRosa, Elrose Kalisek

ALT. MEMBERS PRESENT: None

ALT. MEMBERS ABSENT: None

STAFF PRESENT: None

GUEST PRESENT: None

Chairman Wayne Freytag called the meeting to order at 5:30 PM

AGENDA ITEM 2) Public Comment Period
DISCUSSION: None

AGENDA ITEM 3) Discuss and consider approving the meeting minutes from the June 24, 2026, Planning & Zoning Meetings.
DISCUSSION: None.
MOTION: Commissioner Holy motioned to approve the meeting minutes from the June 24, 2026 Planning & Zoning Meetings, and Commissioner Krischke 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 a Preliminary Mitchell Subdivision Plat for property generally located at 501 Crockett Street.
DISCUSSION: None
MOTION: Commissioner Krischke motioned to approve the Preliminary Mitchell Subdivision Plat for property generally located at 501 Crockett Street, and Commissioner Holy seconded the motion.
Chairman Freytag called for a vote.
AYE 3
NAY 0

AGENDA ITEM 5) Discuss a zoning code, zoning classifications, and locations for zoning classifications.
DISCUSSION: Discussion was held in regards to zoning.

AGENDA ITEM 6) Announcements
DISCUSSION: None

AGENDA ITEM 7): Adjournment
DISCUSSION: None
MOTION: Commissioner Krischke made a motion to adjourn the meeting and Commissioner Fishbeck seconded the motion.
Chairman Freytag called for a vote.
AYE 3

There being no other business, Commissioner Freytag adjourned the meeting at 6:11 P.M.

City Secretary
Grace Ward

Chairman
Wayne Freytag



CITY OF HALLETTSVILLE
PLANNING AND ZONING COMMISSION
STAFF REPORT

MEETING DATE: August 26, 2026
AGENDA ITEM NO.: 4
PREPARED BY: Clifford Riddle

AGENDA ITEM DESCRIPTION:

Discuss and consider any recommendation to City Council on Final 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.

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

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: 7/22/2026

CITY COUNCIL APPROVED AT MEETING
DATE: _____

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

For the purpose
of creating the
P+Z Packet -
The City Council
will consider the
Preliminary Platon
8/17/26 -



ITEMS PROVIDED:

CR SUBDIVISION PLAT - FINAL

APPLICANT SIGNATURE Mark Mitchell DATE: 8/7/24
Jena Mitchell

APPROVAL BUILDING INSPECTOR
DATE: 08/10/2024 SIGNATURE: [Signature]

PUBLIC WORKS DIRECTOR
DATE: _____ SIGNATURE: _____

APPROVAL CITY SECRETARY
DATE: 08/10/2024 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 : 6/22/2026

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

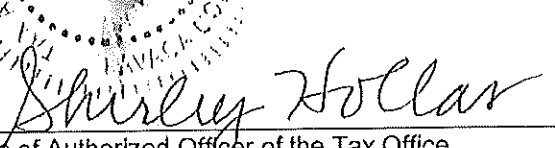
Property Information		Owner Information	
Property ID : 1038000 Quick-Ref ID : R3123		Owner ID : 00094867	
		MITCHELL REAL ESTATE LLC 882 COUNTY ROAD 235 HALLETTSVILLE, TX 77964	
		Ownership: 100.00%	
Value Information			
501 CROCKETT ST ABS 217 JOHN HALLETT, ACRES 0.3770	Land HS	:	\$28,722.00
	Land NHS	:	\$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

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


Signature of Authorized Officer of the Tax Office
Date of Issue : 06/22/2026
Requestor : MITCHELL REAL ESTATE LLC
Ref. Number :
Fee Paid :
Payer :

Issue Date : 6/22/2026

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

Property ID : 1037003
Quick-Ref ID : R331658

Value Information

605 N MARKET

Land HS : \$41,380.00
Land NHS : \$0.00
Imp HS : \$172,311.00
Imp NHS : \$0.00
ABS 217 JOHN HALLETT,
ACRES 0.6800
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

Owner Information

Owner ID : O0094867

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.

Signature of Authorized Officer of the Tax Office

Shirley Hollan

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

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Page 1 of 1

"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 SOUTHWEST CORNER OF A 0.20 ACRE TRACT CONVEYED TO KOSH ALAN AND EMILY ANN DVORAK IN VOLUME 908, PAGE 280 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 09°14'33" E - 64.12 FEET ALONG THE WEST LINE OF 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 NIDEY VOLUME 813, PAGE 629 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 NORTHWEST 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 SOUTHWEST 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 NORTHEAST 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 - 160.98 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:

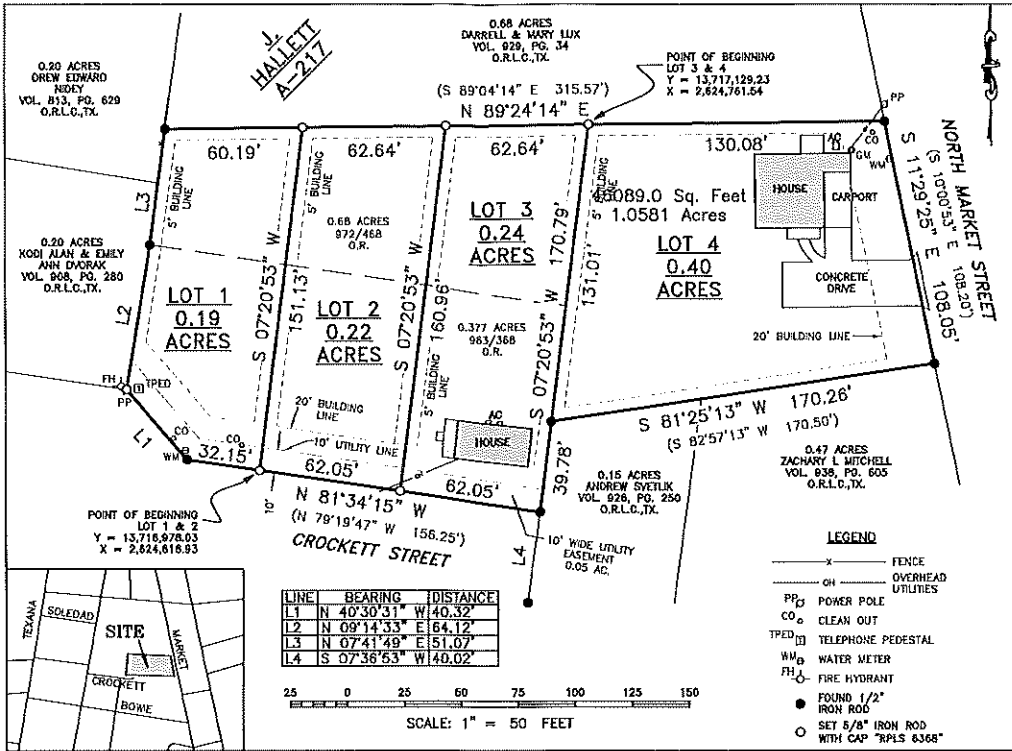
BEGINNING: AT A 5/8" IRON ROD WITH CAP STAMPED "RPLS 6368", (Y = 13,717,129.23, X = 2,624,761.54), SET IN THE NORTH LINE OF SAID 0.68 ACRE TRACT, AT THE NORTHWEST CORNER OF LOT 4, A 0.40 ACRE TRACT, (DUALY SURVEYED), AND IN THE SOUTH LINE OF A SECOND 0.68 ACRE TRACT CONVEYED TO DARRELL AND MARY LUX IN 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 SOUTHWEST 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 SOUTHWEST 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 SOUTHWEST 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 - 160.98 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 NORTHWEST 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 NORTHWEST 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 0.47 ACRE TRACT CONVEYED TO ZACHARY L MITCHELL IN VOLUME 638, PAGE 605 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS, FOR THE SOUTHWEST 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 SOUTHWEST 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 638, PAGE 605 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS, FOR THE SOUTHWEST 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 = 2,624,739.89), FOUND AT THE SOUTHEAST CORNER OF SAID 0.377 ACRE TRACT, AT THE SOUTHWEST CORNER OF LOT 3, A 0.24 ACRE TRACT, (DUALY SURVEYED), AND AT A NORTHEAST CORNER OF CROCKETT STREET, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED EASEMENT;

THENCE: N 81°34'15" W - 158.26 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 SOUTHWEST CORNER 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
MITCHELL REAL ESTATE, LLC
OWNER

DATE

TINA L. MITCHELL
MITCHELL REAL ESTATE, LLC
OWNER

DATE

STATE OF TEXAS
COUNTY OF LAVACA

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 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

KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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

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

KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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

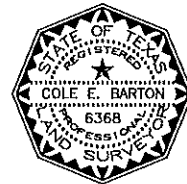
I, BARBARA J. STEFFEK, CLERK OF THE COUNTY COURT WITNESS & FOR THE COUNTY & STATE AFORESAID DO HEREBY CERTIFY THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHORIZATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____ 20__ A.D. AT ____ O'CLOCK ____ M., IN THE PLAT RECORDS OF SAID 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.


COLE E. BARTON
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 8368



FLOOD CERTIFICATION:

FIRM NO.: 48285C0280E (MAP REVISION DATED NOVEMBER 26, 2010),
FIRM NO.: 48285C0285E (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.
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.

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



CITY OF HALLETTSVILLE
PLANNING AND ZONING COMMISSION
STAFF REPORT

MEETING DATE: August 26, 2026
AGENDA ITEM NO.: 5
PREPARED BY: Clifford Riddle

AGENDA ITEM DESCRIPTION:

Discuss and consider any recommendation to City Council on Preliminary Schott Subdivision Plat for property generally located at 111 Crockett Street.

ITEM SUMMARY:

The City of Hallettsville received an application for the “Schott Subdivision” on July 30, 2026. The application is proposing to reconfigure 2 parcels into 1 parcel.

ANALYSIS:

City staff reviewed for completeness and code compliance and have signed off on the application to the 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 direct access to public utilities.

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: 07-30-26

REQUESTOR NAME: Gene & Maureen Schott

ADDRESS: 111 Crockett
Hallettsville, TX 77964

CONTACT NUMBER: 361-798-6539 (Gene) 361-798-0771 (Maureen)

EMAIL ADDRESS: schott.gene@gmail.com
maureenschott@hotmail.com

ITEMS PROVIDED:

XX SUBDIVISION PLAT - PRELIMINARY

XX TAX CERTIFICATE

APPLICANT SIGNATURE Gene Schott
Maureen Schott DATE: 07-30-26

\$25.00 PROCESSING FEE: Cash Pd 07/30/26

APPROVAL BUILDING INSPECTOR
DATE: 07/30/2026 SIGNATURE: [Signature]

PUBLIC WORKS DIRECTOR
DATE: 7-30-2026 SIGNATURE: [Signature]

APPROVAL CITY SECRETARY
DATE: 07/30/2026 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:

XX SUBDIVISION PLAT - FINAL

APPLICANT SIGNATURE Gene Schott
Maurice Schott DATE: 7-30-21

APPROVAL BUILDING INSPECTOR

DATE: 07/30/2021 SIGNATURE: [Signature]

PUBLIC WORKS DIRECTOR

DATE: 7-30-2021 SIGNATURE: [Signature]

APPROVAL CITY SECRETARY

DATE: 07/30/2021 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 : 7/14/2026

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

Property ID : 1272000
Quick-Ref ID : R3601

Value Information

111 CROCKETT ST	Land HS	:	\$16,057.00
	Land NHS	:	\$0.00
	Imp HS	:	\$265,507.00
	Imp NHS	:	\$0.00
ABS 217 JOHN HALLETT, ACRES 0.3934	Ag Mkt	:	\$0.00
	Ag Use	:	\$0.00
	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$281,564.00

Owner Information

Owner ID : O0084808

SCHOTT GENE MARION & MAUREEN B
LIFE ESTATE
111 CROCKETT ST
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	325.61	0.00	0.00	0.00	0.00
CH	2025	506.38	15.19	0.00	0.00	0.00
FL1	2025	125.01	0.00	0.00	0.00	0.00
G143	2025	977.54	0.00	0.00	0.00	0.00
RD	2025	261.32	0.00	0.00	0.00	0.00
SH	2025	232.80	0.00	0.00	0.00	0.00

Total for current bills if paid by 7/31/2026 : \$0.00

Total due on all bills 7/31/2026 : \$0.00

2025 taxes paid for entity A \$325.61

2025 taxes paid for entity CH \$491.19

2025 taxes paid for entity FL1 \$125.01

2025 taxes paid for entity G143 \$977.54

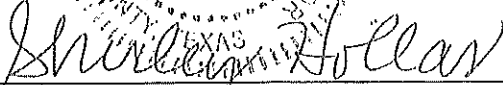
2025 taxes paid for entity RD \$261.32

2025 taxes paid for entity SH \$232.80

2025 Total Taxes Paid : \$2,413.47

Date of Last Payment : 12/09/25

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 properly 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 : 07/14/2026
Requestor : SCHOTT GENE MARION & MAUREEN B
Ref. Number :
Fee Paid :
Payer :

Issue Date : 7/14/2026

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 : 219000
Quick-Ref ID : R1457

Owner ID : O0084808

Value Information

SCHOTT GENE MARION & MAUREEN B
LIFE ESTATE
111 CROCKETT ST
HALLETTSVILLE, TX 77964

109 CROCKETT ST

Land HS : \$13,424.00
Land NHS : \$0.00
Imp HS : \$25,037.00
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 : \$38,461.00

Ownership: 100.00%

STULKEN-APPELT ADDN,
BLK 1, LOT FR 6

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)

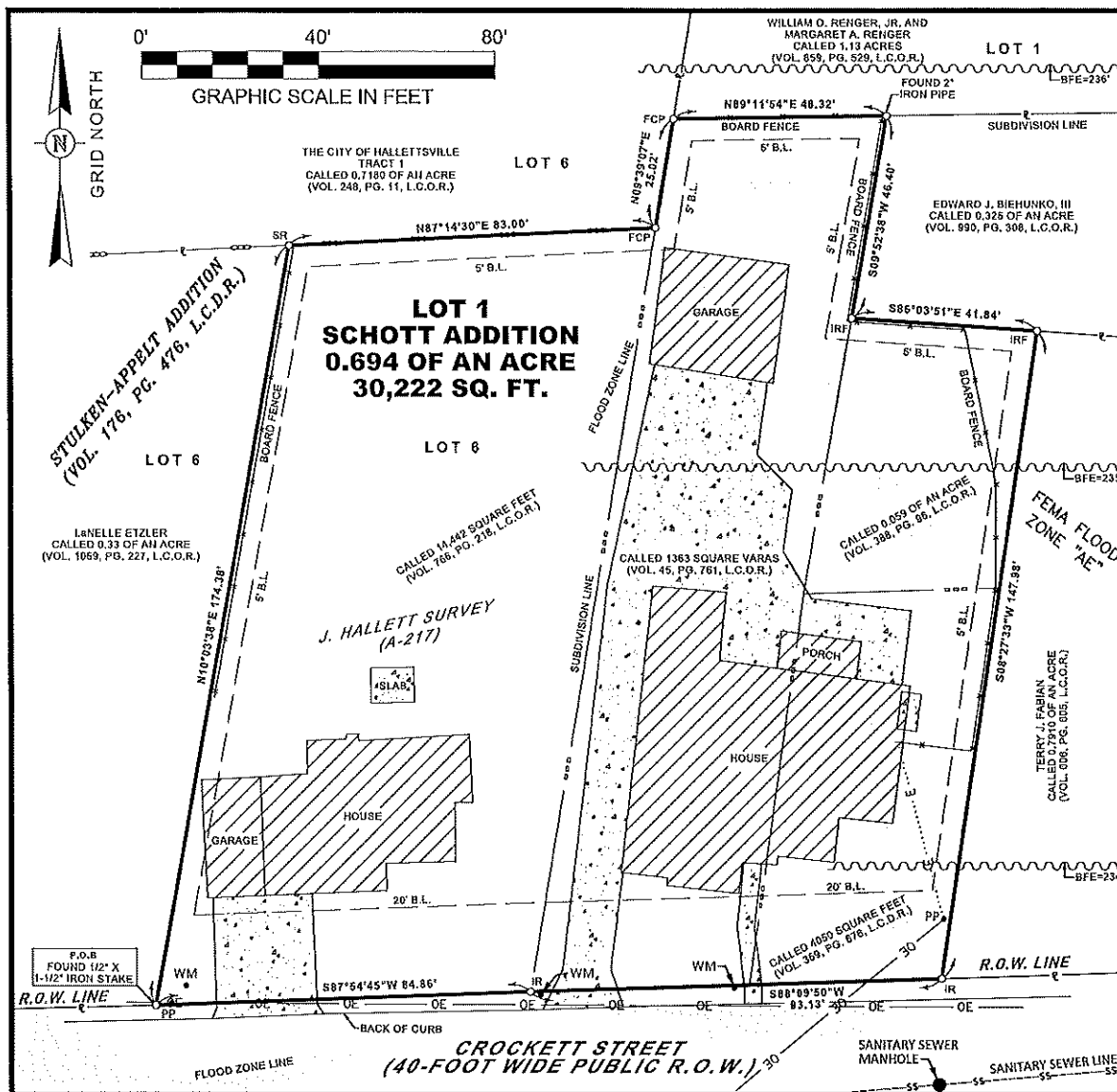
Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
A	2025	62.54	0.00	0.00	0.00	0.00
CH	2025	174.69	5.24	0.00	0.00	0.00
FL1	2025	21.35	0.00	0.00	0.00	0.00
G143	2025	171.69	0.00	0.00	0.00	0.00
RD	2025	39.73	0.00	0.00	0.00	0.00
SH	2025	337.44	0.00	0.00	0.00	0.00

Total for current bills if paid by 7/31/2026 : \$0.00
Total due on all bills 7/31/2026 : \$0.00
2025 taxes paid for entity A \$62.54
2025 taxes paid for entity CH \$169.45
2025 taxes paid for entity FL1 \$21.35
2025 taxes paid for entity G143 \$171.69
2025 taxes paid for entity RD \$39.73
2025 taxes paid for entity SH \$337.44
2025 Total Taxes Paid : \$802.20
Date of Last Payment : 12/09/25

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 : 07/14/2026
Requestor : SCHOTT GENE MARION & MAUREEN B
Ref. Number :
Fee Paid :
Payer :



SURVEYED BY:
Volkert
411 N. TEXANA ST.
HALLETTSVILLE, TX 77964
TXSURV FIRM #10194662 TXENG FIRM #12679

NOTE THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT AFFECT THIS TRACT THAT ARE NOT SHOWN HEREON

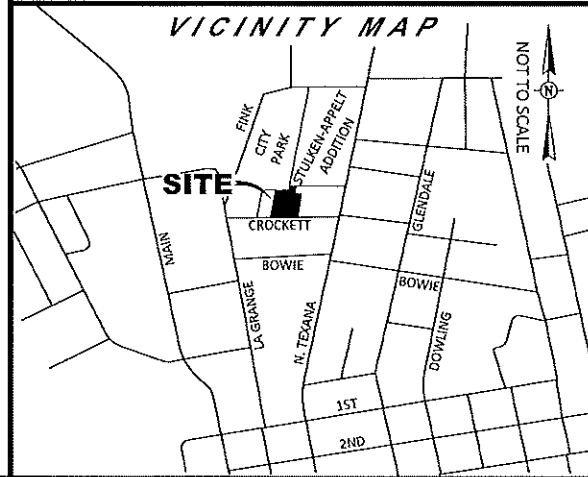
- LEGEND**
- SR = FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "J. BLUDAU RPLS 6390"
 - IRF = FOUND 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "KOLACNY RPLS 5318"
 - IR = FOUND 1/2" IRON ROD
 - FCP = FOUND CHAIN LINK FENCE CORNER POST
 - CHAIN LINK FENCE
 - OE — OE — OVERHEAD ELECTRIC LINE
 - BUILDING SETBACK LINE
 - PROPERTY LINE
 - UNDERGROUND ELECTRIC LINE
 - PARENT TRACT LINE
 - SURVEY/LEAGUE/ABSTRACT LINE
 - BUILDING
 - CONCRETE SLAB/PAVEMENT
 - P.O.B. = POINT OF BEGINNING
 - B.L. = BUILDING SETBACK LINE
 - PP = POWER POLE
 - WM = WATER METER
 - R.O.W. = RIGHT OF WAY
 - L.C.O.R. = LAVACA COUNTY OFFICIAL PUBLIC RECORDS
 - L.C.D.R. = LAVACA COUNTY DEED RECORDS

FLOOD NOTE

BASED ON FEMA FLOOD INSURANCE RATE MAP NUMBER 48285C0280E, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 26, 2010, A PORTION OF THIS PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA, (ZONE "AE" WITH BFES).

BEARING BASIS

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE 4204 (UNLESS OTHERWISE NOTED). THE UNIT OF MEASURE FOR ALL DISTANCES IS US SURVEY FEET AND ARE REPRESENTED AS SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00013.



METES AND BOUNDS DESCRIPTION

BEING A 0.694 OF AN ACRE TRACT OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF HALLETTSVILLE, IN THE JOHN HALLETT SURVEY (ABSTRACT NO. 217), IN LAVACA COUNTY, TEXAS, AND BEING OUT OF AND A PART OF LOT 6 OF THE STULKEN-APPELT ADDITION TO THE CITY OF HALLETTSVILLE, PER PLAT RECORDED IN VOLUME 176, PAGE 476 OF THE LAVACA COUNTY DEED RECORDS, AND MORE PARTICULARLY BEING ALL OF THE FOLLOWING FOUR TRACTS OF LAND: 1) THAT CALLED 4,050 SQUARE FOOT TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM IRENE CHRISTEN, ET VIR, TO GENE MARION SCHOTT, ET UX, DATED AUGUST 10, 1984, RECORDED IN VOLUME 369, PAGE 676 OF THE LAVACA COUNTY DEED RECORDS, 2) THAT CALLED 1,363 SQUARE VARA TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED FROM EMILY ANN STILES, ET AL TO GENE MARION SCHOTT, ET UX, DATED JUNE 10, 1994, RECORDED IN VOLUME 45, PAGE 761 OF THE LAVACA COUNTY OFFICIAL PUBLIC RECORDS, 3) THAT CALLED 0.059 OF AN ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED FROM ROBERT JAMES FABIAN, ET UX TO GENE MARION SCHOTT, ET UX, DATED JULY 26, 2006, RECORDED IN VOLUME 388, PAGE 96 OF THE LAVACA COUNTY OFFICIAL PUBLIC RECORDS AND 4) THAT CALLED 14,442 SQUARE FOOT TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED FROM MARK AARON PARKER, ET UX TO GENE MARION SCHOTT, ET UX, DATED SEPTEMBER 7, 2017, RECORDED IN VOLUME 766, PAGE 218 OF THE LAVACA COUNTY OFFICIAL PUBLIC RECORDS. ALL DEED REFERENCES HEREIN ARE TO SAID LAVACA COUNTY OFFICIAL PUBLIC RECORDS UNLESS, OTHERWISE NOTED. METES AND BOUNDS DESCRIPTION OF SAID 0.694 OF AN ACRE TRACT IS AS FOLLOWS:

BEGINNING AT A 1/2" X 1-1/2" IRON STAKE FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF CROCKETT STREET (40-FOOT WIDE PUBLIC RIGHT-OF-WAY), SAME BEING IN THE SOUTH LINE OF SAID LOT 6, FOR THE SOUTHEAST CORNER OF THE LANELLE ETZLER CALLED 0.33 OF AN ACRE TRACT OF LAND DESCRIBED IN VOLUME 1069, PAGE 227, SAME BEING THE SOUTHWEST CORNER OF SAID SCHOTT 14,442 SQUARE FOOT TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 10°03' 38" EAST, ACROSS SAID LOT 6, WITH THE COMMON LINE BETWEEN SAID ETZLER 0.33 OF AN ACRE TRACT AND SAID SCHOTT 14,442 SQUARE FOOT TRACT, FOR A DISTANCE OF 174.38 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "J. BLUDAU RPLS #6390" FOUND IN THE SOUTH LINE OF THE CITY OF HALLETTSVILLE CALLED 0.7180 OF AN ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN VOLUME 248, PAGE 11, FOR THE NORTHEAST CORNER OF SAID ETZLER 0.33 OF AN ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID SCHOTT 14,442 SQUARE FOOT TRACT, SAME ALSO BEING THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87° 14' 30" EAST, CONTINUING ACROSS SAID LOT 6, WITH THE COMMON LINE BETWEEN SAID CITY OF HALLETTSVILLE 0.7180 OF AN ACRE TRACT AND SAID SCHOTT 14,442 SQUARE FOOT TRACT, FOR A DISTANCE OF 83.00 FEET TO A CHAIN LINK FENCE CORNER POST FOUND IN THE EAST LINE OF SAID LOT 6, SAME BEING IN THE WEST LINE OF SAID SCHOTT 1,363 SQUARE VARA TRACT, FOR THE SOUTHEAST CORNER OF SAID CITY OF HALLETTSVILLE 0.7180 OF AN ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID SCHOTT 14,442 SQUARE FOOT TRACT, SAME ALSO BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 09° 39' 07" EAST, WITH THE EAST LINE OF SAID LOT 6 AND WITH THE COMMON LINE BETWEEN SAID CITY OF HALLETTSVILLE 0.7180 OF AN ACRE TRACT AND SAID SCHOTT 1,363 SQUARE VARA TRACT, FOR A DISTANCE OF 25.02 FEET TO A CHAIN LINK FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF LOT 1 OF SAID STULKEN-APPELT ADDITION, SAME BEING THE SOUTHWEST CORNER OF THE WILLIAM O. RENGIER, JR., ET UX CALLED 1.13 ACRE TRACT OF LAND DESCRIBED IN VOLUME 859, PAGE 529, SAME ALSO BEING THE NORTHWEST CORNER OF SAID SCHOTT 1,363 SQUARE VARA TRACT, AND ALSO BEING THE EASTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89° 11' 54" EAST, WITH THE SOUTH LINE OF SAID LOT 1 AND WITH THE COMMON LINE BETWEEN SAID RENGIER 1.13 ACRE TRACT AND SAID SCHOTT 1,363 SQUARE VARA TRACT, FOR A DISTANCE OF 48.32 FEET TO A 2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THE EDWARD J. BIEHUNKO, III CALLED 0.325 OF AN ACRE TRACT OF LAND DESCRIBED IN VOLUME 990, PAGE 308, SAME BEING THE NORTHEAST CORNER OF SAID SCHOTT 1,363 SQUARE VARA TRACT, SAME ALSO BEING THE NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 09°52' 38" WEST, WITH THE COMMON LINE BETWEEN SAID BIEHUNKO 0.325 OF AN ACRE TRACT AND SAID SCHOTT 1,363 SQUARE VARA TRACT, FOR A DISTANCE OF 48.40 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "KOLACNY RPLS 5318" FOUND FOR THE SOUTHWEST CORNER OF SAID BIEHUNKO 0.325 OF AN ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID SCHOTT 0.059 OF AN ACRE TRACT, SAME ALSO BEING A SECOND INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86°03' 51" EAST, WITH THE COMMON LINE BETWEEN SAID BIEHUNKO 0.325 OF AN ACRE TRACT AND SAID SCHOTT 0.059 OF AN ACRE TRACT, FOR A DISTANCE OF 41.84 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "KOLACNY RPLS 5318" FOUND FOR THE NORTHWEST CORNER OF THE TERRY J. FABIAN CALLED 0.7910 OF AN ACRE TRACT OF LAND CONVEYED IN VOLUME 606, PAGE 605, SAME BEING THE NORTHEAST CORNER OF SAID SCHOTT 0.059 OF AN ACRE TRACT, SAME ALSO BEING THE SOUTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 08°27' 33" WEST, WITH THE COMMON LINE BETWEEN SAID FABIAN 0.7910 OF AN ACRE TRACT AND SAID SCHOTT 0.059 OF AN ACRE TRACT, AT A DISTANCE OF 58.7 FEET PASS THE SOUTHEAST CORNER OF SAID SCHOTT 0.059 OF AN ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID SCHOTT 4,050 SQUARE FOOT TRACT, AND CONTINUING WITH THE COMMON LINE BETWEEN SAID FABIAN 0.7910 OF AN ACRE TRACT AND SAID SCHOTT 4,050 SQUARE FOOT TRACT, FOR A TOTAL DISTANCE OF 147.98 FEET TO A 1/2" IRON ROD FOUND IN SAID NORTHERLY RIGHT-OF-WAY LINE OF CROCKETT STREET, FOR THE SOUTHWEST CORNER OF SAID FABIAN 0.7910 OF AN ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID SCHOTT 4,050 SQUARE FOOT TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88°09' 50" WEST, WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF CROCKETT STREET AND WITH THE SOUTH LINES OF SAID SCHOTT 4,050 SQUARE FOOT TRACT AND SAID SCHOTT 1,363 SQUARE VARA TRACT, FOR A DISTANCE OF 93.13 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID SCHOTT 1,363 SQUARE VARA TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID SCHOTT 14,442 SQUARE FOOT TRACT AND OF SAID LOT 6, SAME ALSO BEING AN ANGLE CORNER IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87°54' 45" WEST, CONTINUING WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF CROCKETT STREET, AND WITH THE SOUTH LINE OF SAID SCHOTT 14,442 SQUARE FOOT TRACT, FOR A DISTANCE OF 84.86 FEET TO THE POINT OF BEGINNING, CONTAINING 0.694 OF AN ACRE (30,222 SQUARE FEET) OF LAND, MORE OR LESS.

"SCHOTT ADDITION" TO THE CITY OF HALLETTSVILLE, LAVACA COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF LAVACA
KNOW ALL MEN BY THESE PRESENTS: THAT WE, GENE MARION SCHOTT AND MAUREEN BLUDAU SCHOTT, OWNERS OF THE 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.

GENE MARION SCHOTT DATE MAUREEN BLUDAU SCHOTT DATE
OWNER OWNER

STATE OF TEXAS
COUNTY OF LAVACA
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 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 _____, 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 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 SUBDIVISION IS LOCATED WITHIN THE CITY OF HALLETTSVILLE AND HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF HALLETTSVILLE, TEXAS AND 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 _____, 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 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 AND FOR THE COUNTY AND 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.

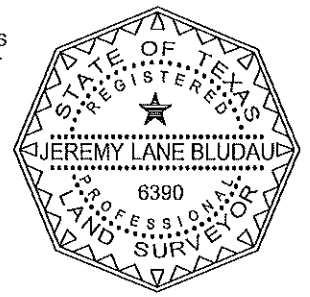
BARBARA K. STEFFEK - COUNTY CLERK FOR LAVACA COUNTY, TEXAS

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

**PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE**

JEREMY L. BLUDAU
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6390,
STATE OF TEXAS
SURVEYED JULY 25, 2026

SHEET 1 OF 1





CITY OF HALLETTSVILLE
PLANNING AND ZONING COMMISSION
STAFF REPORT

MEETING DATE: August 26, 2026
AGENDA ITEM NO.: 6
PREPARED BY: Clifford Riddle

AGENDA ITEM DESCRIPTION:

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

ITEM SUMMARY:

The City of Hallettsville received an application for the "Schott Subdivision" on July 30, 2026. The application is proposing to reconfigure 2 parcels into 1 parcel.

ANALYSIS:

City staff reviewed for completeness and code compliance and have signed off on the application to the 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, final plat, tax certificates, and application fee.

Director of Public Works confirmed that all lots have a minimum of 60' of public road access, and direct access to public utilities.

STAFF RECOMMENDATION:

The City Staff finds no reason within code to deny this 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: 07-30-26

REQUESTOR NAME: Gene & Maureen Schott

ADDRESS: 111 Crockett
Hallettsville, TX 77964

CONTACT NUMBER: 361-798-6539 (Gene) 361-798-0771 (Maureen)

EMAIL ADDRESS: schott.gene@gmail.com
maureenschott@hotmail.com

ITEMS PROVIDED:

XX SUBDIVISION PLAT - PRELIMINARY

XX TAX CERTIFICATE

APPLICANT SIGNATURE Gene Schott
Maureen Schott DATE: 07-30-26

\$25.00 PROCESSING FEE: Cash Pd 07/30/26

APPROVAL BUILDING INSPECTOR
DATE: 07/30/2026 SIGNATURE: [Signature]

PUBLIC WORKS DIRECTOR
DATE: 7-30-2026 SIGNATURE: [Signature]

APPROVAL CITY SECRETARY
DATE: 07/30/2026 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:

XX SUBDIVISION PLAT - FINAL

APPLICANT SIGNATURE Gene Schott
Maurice Schott DATE: 7-30-26

APPROVAL BUILDING INSPECTOR

DATE: 07/30/2026 SIGNATURE: Gene Schott

PUBLIC WORKS DIRECTOR

DATE: 7-30-2026 SIGNATURE: Clint

APPROVAL CITY SECRETARY

DATE: 07/30/2026 SIGNATURE: Gene Schott

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 : 7/14/2026

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 : 1272000
Quick-Ref ID : R3601

Owner ID : O0084808

Value Information

SCHOTT GENE MARION & MAUREEN B
LIFE ESTATE
111 CROCKETT ST
HALLETTSVILLE, TX 77964

111 CROCKETT ST
ABS 217 JOHN HALLETT,
ACRES 0.3934
Land HS : \$16,057.00
Land NHS : \$0.00
Imp HS : \$265,507.00
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 : \$281,564.00

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)

Entlty	Year	Tax	Discount	P&I	Atty Fee	TOTAL
A	2025	325.61	0.00	0.00	0.00	0.00
CH	2025	506.38	15.19	0.00	0.00	0.00
FL1	2025	125.01	0.00	0.00	0.00	0.00
G143	2025	977.54	0.00	0.00	0.00	0.00
RD	2025	261.32	0.00	0.00	0.00	0.00
SH	2025	232.80	0.00	0.00	0.00	0.00

Total for current bills if paid by 7/31/2026 : \$0.00

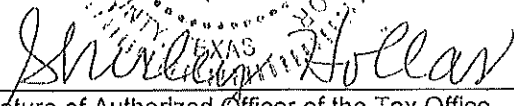
Total due on all bills 7/31/2026 : \$0.00

2025 taxes paid for entity A \$325.61
2025 taxes paid for entity CH \$491.19
2025 taxes paid for entity FL1 \$125.01
2025 taxes paid for entity G143 \$977.54
2025 taxes paid for entity RD \$261.32
2025 taxes paid for entity SH \$232.80

2025 Total Taxes Paid : \$2,413.47

Date of Last Payment : 12/09/25

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 : 07/14/2026
Requestor : SCHOTT GENE MARION & MAUREEN B
Ref. Number :
Fee Paid :
Payer :

Issue Date : 7/14/2026

TAX CERTIFICATE

Deborah A Sevclik 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 : 219000
Quick-Ref ID : R1457

Owner ID : O0084808

Value Information

SCHOTT GENE MARION & MAUREEN B
LIFE ESTATE
111 CROCKETT ST
HALLETTSVILLE, TX 77964

109 CROCKETT ST	Land HS	:	\$13,424.00
	Land NHS	:	\$0.00
	Imp HS	:	\$25,037.00
	Imp NHS	:	\$0.00
STULKEN-APPELT ADDN, BLK 1, LOT FR 6	Ag Mkt	:	\$0.00
	Ag Use	:	\$0.00
	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$38,461.00

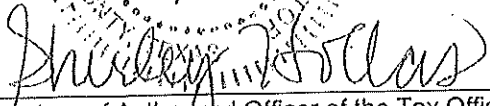
Ownership: 100.00%

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)

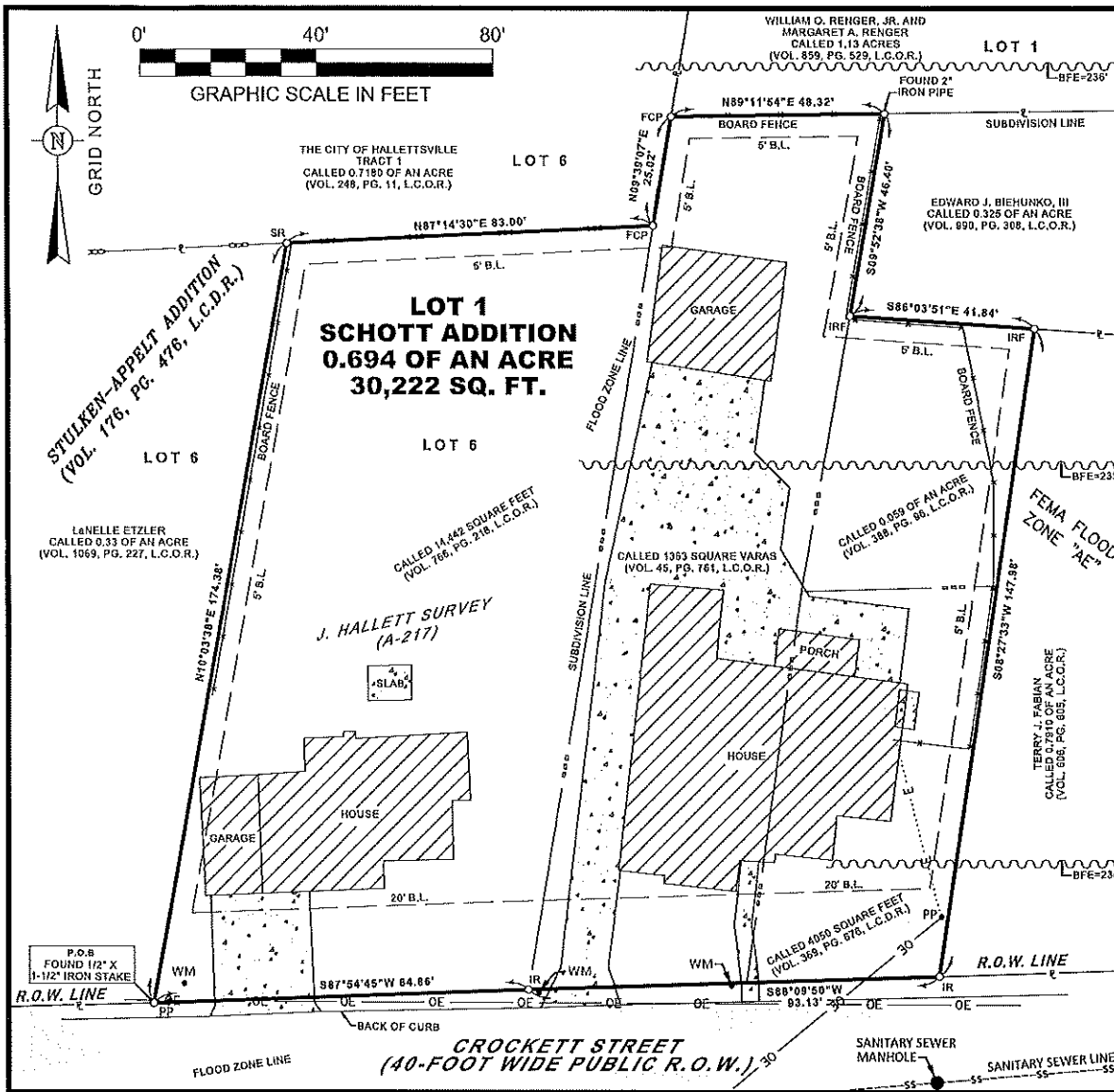
Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
A	2025	62.54	0.00	0.00	0.00	0.00
CH	2025	174.69	5.24	0.00	0.00	0.00
FL1	2025	21.35	0.00	0.00	0.00	0.00
G143	2025	171.69	0.00	0.00	0.00	0.00
RD	2025	39.73	0.00	0.00	0.00	0.00
SH	2025	337.44	0.00	0.00	0.00	0.00

Total for current bills if paid by 7/31/2026 : \$0.00
Total due on all bills 7/31/2026 : \$0.00
2025 taxes paid for entity A \$62.54
2025 taxes paid for entity CH \$169.45
2025 taxes paid for entity FL1 \$21.35
2025 taxes paid for entity G143 \$171.69
2025 taxes paid for entity RD \$39.73
2025 taxes paid for entity SH \$337.44
2025 Total Taxes Paid : \$802.20
Date of Last Payment : 12/09/25

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 : 07/14/2026
Requestor : SCHOTT GENE MARION & MAUREEN B
Ref. Number :
Fee Paid :
Payer :



SURVEYED BY:

Volkert

411 N. TEXANA ST.
HALLETTSVILLE, TX 77964
TXSURV FIRM #10194662 TXENG FIRM #12679

NOTE THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT AFFECT THIS TRACT THAT ARE NOT SHOWN HEREON

LEGEND

1. ○ SR = FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "J.BLUDAU RPLS 6390"
2. ○ IRF = FOUND 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "KOLACNY RPLS 5318"
3. ○ IR = FOUND 1/2" IRON ROD
4. FCP = FOUND CHAIN LINK FENCE CORNER POST
5. CHAIN LINK FENCE
6. OE = OVERHEAD ELECTRIC LINE
7. BUILDING SETBACK LINE
8. PROPERTY LINE
9. UNDERGROUND ELECTRIC LINE
10. PARENT TRACT LINE
11. SURVEY/LEAGUE/ABSTRACT LINE
12. BUILDING
13. CONCRETE SLAB/PAVEMENT
14. P.O.B. = POINT OF BEGINNING
15. B.L. = BUILDING SETBACK LINE
16. PP = POWER POLE
17. WM = WATER METER
18. R.O.W. = RIGHT OF WAY
19. L.C.O.R. = LAVACA COUNTY OFFICIAL PUBLIC RECORDS
20. L.C.D.R. = LAVACA COUNTY DEED RECORDS

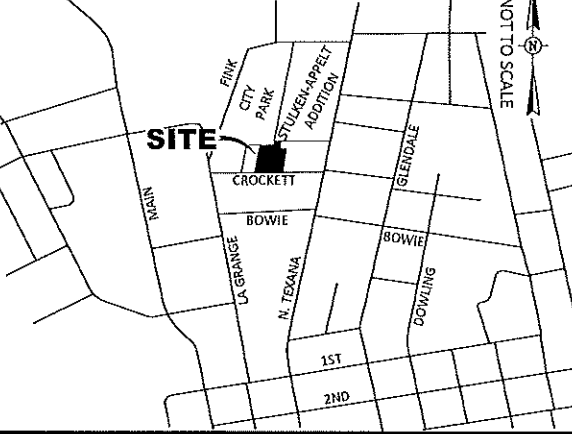
FLOOD NOTE

BASED ON FEMA FLOOD INSURANCE RATE MAP NUMBER 48285C0280E, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 26, 2010, A PORTION OF THIS PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA, (ZONE "AE" WITH BFES).

BEARING BASIS

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE 4204 (UNLESS OTHERWISE NOTED). THE UNIT OF MEASURE FOR ALL DISTANCES IS US SURVEY FEET AND ARE REPRESENTED AS SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00013.

VICINITY MAP



METES AND BOUNDS DESCRIPTION

BEING A 0.694 OF AN ACRE TRACT OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF HALLETTSVILLE, IN THE JOHN HALLETT SURVEY (ABSTRACT NO. 217), IN LAVACA COUNTY, TEXAS, AND BEING OUT OF AND A PART OF LOT 6 OF THE STULKEN-APPELT ADDITION TO THE CITY OF HALLETTSVILLE, PER PLAT RECORDED IN VOLUME 176, PAGE 476 OF THE LAVACA COUNTY DEED RECORDS, AND MORE PARTICULARLY BEING ALL OF THE FOLLOWING FOUR TRACTS OF LAND: 1) THAT CALLED 4,050 SQUARE FOOT TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM IRENE CHRISTEN, ET VIR, TO GENE MARION SCHOTT, ET UX, DATED AUGUST 10, 1984, RECORDED IN VOLUME 389, PAGE 676 OF THE LAVACA COUNTY DEED RECORDS, 2) THAT CALLED 1,363 SQUARE VARA TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED FROM EMILY ANN STILES, ET AL TO GENE MARION SCHOTT, ET UX, DATED JUNE 10, 1994, RECORDED IN VOLUME 45, PAGE 761 OF THE LAVACA COUNTY OFFICIAL PUBLIC RECORDS, 3) THAT CALLED 0.059 OF AN ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED FROM ROBERT JAMES FABIAN, ET UX TO GENE MARION SCHOTT, ET UX, DATED JULY 26, 2006, RECORDED IN VOLUME 388, PAGE 96 OF THE LAVACA COUNTY OFFICIAL PUBLIC RECORDS AND 4) THAT CALLED 14,442 SQUARE FOOT TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED FROM MARK AARON PARKER, ET UX TO GENE MARION SCHOTT, ET UX, DATED SEPTEMBER 7, 2017, RECORDED IN VOLUME 766, PAGE 218 OF THE LAVACA COUNTY OFFICIAL PUBLIC RECORDS. ALL DEED REFERENCES HEREIN ARE TO SAID LAVACA COUNTY OFFICIAL PUBLIC RECORDS UNLESS, OTHERWISE NOTED. METES AND BOUNDS DESCRIPTION OF SAID 0.694 OF AN ACRE TRACT IS AS FOLLOWS:

BEGINNING AT A 1/2" X 1-1/2" IRON STAKE FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF CROCKETT STREET (40-FOOT WIDE PUBLIC RIGHT-OF-WAY), SAME BEING IN THE SOUTH LINE OF SAID LOT 6, FOR THE SOUTHEAST CORNER OF THE LANELLE ETZLER CALLED 0.33 OF AN ACRE TRACT OF LAND DESCRIBED IN VOLUME 1069, PAGE 227, SAME BEING THE SOUTHWEST CORNER OF SAID SCHOTT 14,442 SQUARE FOOT TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 10°03'38" EAST, ACROSS SAID LOT 6, WITH THE COMMON LINE BETWEEN SAID ETZLER 0.33 OF AN ACRE TRACT AND SAID SCHOTT 14,442 SQUARE FOOT TRACT, FOR A DISTANCE OF 174.38 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "J. BLUDAU RPLS #6390" FOUND IN THE SOUTH LINE OF THE CITY OF HALLETTSVILLE CALLED 0.7180 OF AN ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN VOLUME 248, PAGE 11, FOR THE NORTHEAST CORNER OF SAID ETZLER 0.33 OF AN ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID SCHOTT 14,442 SQUARE FOOT TRACT, SAME ALSO BEING THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87°14'30" EAST, CONTINUING ACROSS SAID LOT 6, WITH THE COMMON LINE BETWEEN SAID CITY OF HALLETTSVILLE 0.7180 OF AN ACRE TRACT AND SAID SCHOTT 14,442 SQUARE FOOT TRACT, FOR A DISTANCE OF 83.00 FEET TO A CHAIN LINK FENCE CORNER POST FOUND IN THE EAST LINE OF SAID LOT 6, SAME BEING IN THE WEST LINE OF SAID SCHOTT 1,363 SQUARE VARA TRACT, FOR THE SOUTHEAST CORNER OF SAID CITY OF HALLETTSVILLE 0.7180 OF AN ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID SCHOTT 14,442 SQUARE FOOT TRACT, SAME ALSO BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 09°39'07" EAST, WITH THE EAST LINE OF SAID LOT 6 AND WITH THE COMMON LINE BETWEEN SAID CITY OF HALLETTSVILLE 0.7180 OF AN ACRE TRACT AND SAID SCHOTT 1,363 SQUARE VARA TRACT, FOR A DISTANCE OF 25.02 FEET TO A CHAIN LINK FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF LOT 1 OF SAID STULKEN-APPELT ADDITION, SAME BEING THE SOUTHWEST CORNER OF THE WILLIAM O. RENGGER, JR., ET UX CALLED 1.13 ACRE TRACT OF LAND DESCRIBED IN VOLUME 859, PAGE 529, SAME ALSO BEING NORTHWEST CORNER OF SAID SCHOTT 1,363 SQUARE VARA TRACT, AND ALSO BEING THE EASTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89°11'54" EAST, WITH THE SOUTH LINE OF SAID LOT 1 AND WITH THE COMMON LINE BETWEEN SAID RENGGER 1.13 ACRE TRACT AND SAID SCHOTT 1,363 SQUARE VARA TRACT, FOR A DISTANCE OF 48.32 FEET TO A 2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THE EDWARD J. BIEHUNKO, III CALLED 0.325 OF AN ACRE TRACT OF LAND DESCRIBED IN VOLUME 990, PAGE 308, SAME BEING THE NORTHEAST CORNER OF SAID SCHOTT 1,363 SQUARE VARA TRACT, SAME ALSO BEING THE NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 09°52'38" WEST, WITH THE COMMON LINE BETWEEN SAID BIEHUNKO 0.325 OF AN ACRE TRACT AND SAID SCHOTT 1,363 SQUARE VARA TRACT, FOR A DISTANCE OF 46.40 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "KOLACNY RPLS 5318" FOUND FOR THE SOUTHWEST CORNER OF SAID BIEHUNKO 0.325 OF AN ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID SCHOTT 0.059 OF AN ACRE TRACT, SAME ALSO BEING A SECOND INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86°03'51" EAST, WITH THE COMMON LINE BETWEEN SAID BIEHUNKO 0.325 OF AN ACRE TRACT AND SAID SCHOTT 0.059 OF AN ACRE TRACT, FOR A DISTANCE OF 41.84 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "KOLACNY RPLS 5318" FOUND FOR THE NORTHWEST CORNER OF THE TERRY J. FABIAN CALLED 0.7910 OF AN ACRE TRACT OF LAND CONVEYED IN VOLUME 606, PAGE 605, SAME BEING THE NORTHEAST CORNER OF SAID SCHOTT 0.059 OF AN ACRE TRACT, SAME ALSO BEING THE SOUTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 08°27'33" WEST, WITH THE COMMON LINE BETWEEN SAID FABIAN 0.7910 OF AN ACRE TRACT AND SAID SCHOTT 0.059 OF AN ACRE TRACT, AT A DISTANCE OF 58.7 FEET PASS THE SOUTHEAST CORNER OF SAID SCHOTT 0.059 OF AN ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID SCHOTT 4,050 SQUARE FOOT TRACT, AND CONTINUING WITH THE COMMON LINE BETWEEN SAID FABIAN 0.7910 OF AN ACRE TRACT AND SAID SCHOTT 4,050 SQUARE FOOT TRACT, FOR A TOTAL DISTANCE OF 147.98 FEET TO A 1/2" IRON ROD FOUND IN SAID NORTHERLY RIGHT-OF-WAY LINE OF CROCKETT STREET, FOR THE SOUTHWEST CORNER OF SAID FABIAN 0.7910 OF AN ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID SCHOTT 4,050 SQUARE FOOT TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88°09'50" WEST, WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF CROCKETT STREET AND WITH THE SOUTH LINES OF SAID SCHOTT 4,050 SQUARE FOOT TRACT AND SAID SCHOTT 1,363 SQUARE VARA TRACT, FOR A DISTANCE OF 93.13 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID SCHOTT 1,363 SQUARE VARA TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID SCHOTT 14,442 SQUARE FOOT TRACT AND OF SAID LOT 6, SAME ALSO BEING AN ANGLE CORNER IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87°54'45" WEST, CONTINUING WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF CROCKETT STREET, AND WITH THE SOUTH LINE OF SAID SCHOTT 14,442 SQUARE FOOT TRACT, FOR A DISTANCE OF 84.86 FEET TO THE POINT OF BEGINNING, CONTAINING 0.694 OF AN ACRE (30,222 SQUARE FEET) OF LAND, MORE OR LESS.

"SCHOTT ADDITION" TO THE CITY OF HALLETTSVILLE, LAVACA COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF LAVACA
KNOW ALL MEN BY THESE PRESENTS: THAT WE, GENE MARION SCHOTT AND MAUREEN BLUDAU SCHOTT, OWNERS OF THE 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.

GENE MARION SCHOTT DATE MAUREEN BLUDAU SCHOTT DATE
OWNER OWNER

STATE OF TEXAS
COUNTY OF LAVACA
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 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 _____, 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 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 SUBDIVISION IS LOCATED WITHIN THE CITY OF HALLETTSVILLE AND HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF HALLETTSVILLE, TEXAS AND 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 _____, 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 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 AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THE FOREGOING INSTRUMENT OF WRITING WITH IT'S CERTIFICATE OF AUTHORIZATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK ____ M.

BARBARA K. STEFFEK - COUNTY CLERK FOR LAVACA COUNTY, TEXAS

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

JEREMY L. BLUDAU
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6390,
STATE OF TEXAS
SURVEYED JULY 25, 2026

