



- Notes:**
- (1) This property is subject to any conflicting rights, claims or other matters which may exist or arise by virtue of the discrepancy between the fence lines and actual property lines as shown on the survey plat.
 - (2) This property is subject to the rights of the public to any area located within a public roadway, street or alley.
 - (3) All fence lines are shown in their general locations and may not represent an exact location of the entire fence. This is not a complete inventory of fences.
 - (4) This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
 - (5) This survey is valid for this transaction only.
 - (6) Title information: No title commitment was furnished to Surveyor. This survey does not represent a complete inventory of easements that may affect subject tracts.
 - (7) Pipelines: Property owners must call the pipeline's owner or an official notification center for a precise physical location of all pipelines.

SURVEY PLAT

SHOWING:

THE SOUTHERN 10.00 AC. TRACT OF LAND, SITUATED IN THE CHAS. S. HUDSON LEAGUE, ABSTRACT NO. 29, WHARTON COUNTY, TEXAS, BEING COMPRISED OF A PORTION OF TWO PARCELS: 1) THAT CERTAIN CALLED 20.0 AC. TRACT OF LAND REFERRED TO FIRST TRACT, AND 2) THAT CERTAIN CALLED 87.0 AC. TRACT OF LAND REFERRED TO AS THIRD TRACT CONVEYED FROM LEO DENNIS O'GORMAN, ETUX TO HOMER C. TUTTON IN DEED DATED NOVEMBER 4, 1975, RECORDED IN VOLUME 459, PAGE 353, OF THE WHARTON COUNTY DEED RECORDS, SAID 10.00 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

THE NORTHERN 10.00 AC. TRACT OF LAND, SITUATED IN THE CHAS. S. HUDSON LEAGUE, ABSTRACT NO. 29, WHARTON COUNTY, TEXAS, BEING COMPRISED OF A PORTION OF TWO PARCELS: 1) THAT CERTAIN CALLED 20.0 AC. TRACT OF LAND REFERRED TO FIRST TRACT, AND 2) THAT CERTAIN CALLED 87.0 AC. TRACT OF LAND REFERRED TO AS THIRD TRACT CONVEYED FROM LEO DENNIS O'GORMAN, ETUX TO HOMER C. TUTTON IN DEED DATED NOVEMBER 4, 1975, RECORDED IN VOLUME 459, PAGE 353, OF THE WHARTON COUNTY DEED RECORDS, SAID 10.00 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

A 23.00 AC. TRACT OF LAND, SITUATED IN THE CHAS. S. HUDSON LEAGUE, ABSTRACT NO. 29, WHARTON COUNTY, TEXAS, BEING COMPRISED OF A PORTION OF TWO PARCELS: 1) THAT CERTAIN CALLED 20.0 AC. TRACT OF LAND REFERRED TO FIRST TRACT, AND 2) THAT CERTAIN CALLED 87.0 AC. TRACT OF LAND REFERRED TO AS THIRD TRACT CONVEYED FROM LEO DENNIS O'GORMAN, ETUX TO HOMER C. TUTTON IN DEED DATED NOVEMBER 4, 1975, RECORDED IN VOLUME 459, PAGE 353, OF THE WHARTON COUNTY DEED RECORDS, SAID 23.00 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

A 32.00 AC. TRACT OF LAND, SITUATED IN THE CHAS. S. HUDSON LEAGUE, ABSTRACT NO. 29, WHARTON COUNTY, TEXAS, BEING COMPRISED OF A PORTION OF TWO PARCELS: 1) THAT CERTAIN CALLED 20.0 AC. TRACT OF LAND REFERRED TO FIRST TRACT, AND 2) THAT CERTAIN CALLED 87.0 AC. TRACT OF LAND REFERRED TO AS THIRD TRACT CONVEYED FROM LEO DENNIS O'GORMAN, ETUX TO HOMER C. TUTTON IN DEED DATED NOVEMBER 4, 1975, RECORDED IN VOLUME 459, PAGE 353, OF THE WHARTON COUNTY DEED RECORDS, SAID 32.00 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

A 51.69 AC. TRACT OF LAND, SITUATED IN THE CHAS. S. HUDSON LEAGUE, ABSTRACT NO. 29, WHARTON COUNTY, TEXAS, BEING COMPRISED OF A PORTION OF THREE PARCELS: 1) THAT CERTAIN CALLED 20.0 AC. TRACT OF LAND REFERRED TO FIRST TRACT, 2) THAT CERTAIN CALLED 20.0 AC. TRACT OF LAND REFERRED TO AS SECOND TRACT, AND 3) THAT CERTAIN CALLED 87.0 AC. TRACT OF LAND REFERRED TO AS THIRD TRACT CONVEYED FROM LEO DENNIS O'GORMAN, ETUX TO HOMER C. TUTTON IN DEED DATED NOVEMBER 4, 1975, RECORDED IN VOLUME 459, PAGE 353, OF THE WHARTON COUNTY DEED RECORDS, SAID 51.69 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

NOTE: Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.

I, Robert W. Kolacny, Registered Professional Land Surveyor No. 5319, do hereby certify that the foregoing Plat correctly describes results of a Survey made under my supervision on the ground, August 26, 2020.



Robert W. Kolacny
 Robert W. Kolacny
 Registered Professional Land Surveyor No. 5319
 Ph. (979) 532-8056

call 130.736 Ac.
 Edward E. Gordon, etux
 39/19, O.R.
 (call 209.0 Ac.)
 Mary Annette Brockman
 (445/429, D.R.)

call 8.210 Ac.
 Rudolph J. Tydlacka, Jr., etux
 572/783, D.R.

call 30.0 Ac.
 Ronald Hobbs, etux
 719/329, O.R.

FILE: Tuton Division 200 estate.dwg
 PROJECT: W:\Mary\15012
 CWD: Mary CRD
 BY: R. Kolacny

ROBERTO KOLACNY AND ASSOCIATES, L.L.C.
 140 S. HOUSTON STREET | WHARTON TEXAS 77488 | 979.532.8056
 - Registered Professional Land Surveyors -
 OFFICE (979) 532-8056 - kolacny.survey@gmail.com