

WHARTON COUNTY TEXAS

JAMES TUMLINSON SURVEY ABSTRACT 63

- NOTES:
1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
 2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF = 0.9998635629)
 3. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM MID-COAST TITLE COMPANY, INC., G. F. NO. 2017-1023, EFFECTIVE DATE: OCTOBER 5, 2017, ISSUED DATE: OCTOBER 13, 2017, FOR ALL TERMS OF RECORD.
 4. THE FUTURE RIGHT-OF-WAY CONVEYED TO INDIANAS SUPPLY CORPORATION, ET AL., AS RECORDED IN VOL. 237, PG. 433 OF THE W.C.D.R. AND REFERENCED AS ITEM 10.D. OF SCHEDULE "B" OF THE TITLE COMMITMENT IS AN UNDEVELOPED EASEMENT, BUT DOES NOT APPEAR TO AFFECT THE SUBJECT TRACT.
 5. THIS PROPERTY IS SUBJECT TO TERMS AND CONDITIONS DEFINED IN THE PARTITION DEED BETWEEN BILLY MINGERS, GRV IN INTEREST, & C.E. MUEGE, AS RECORDED IN VOL. 669, PG. 126 OF THE W.C.D.R., INCLUDING A 60 FOOT RITE PRIVATE ROAD, 30 FEET OF WHICH IS LOCATED ON THE SUBJECT TRACT.
 6. THIS SURVEY PLAT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION, A COPY OF WHICH IS ON FILE IN THE OFFICE OF DOYLE & WACHSLETTER, INC.

LEGEND

●	FOUND IRON PIPE/ROD
○	SET 3/4" IRON ROD W/ SURVEY CAP "TW 6577"
■	TELEPHONE PEDESTAL
⊕	POWER POLE
⊕	SEPTIC LID
⊕	WATER WELL
OH	OVERHEAD WIRE
◆	WOOD & HOEWIRE FENCE
×	BARBED WIRE FENCE
---	LOT LINE
---	PROPERTY LINE

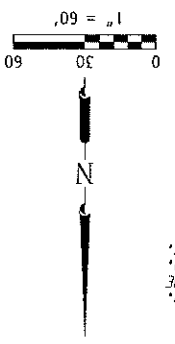
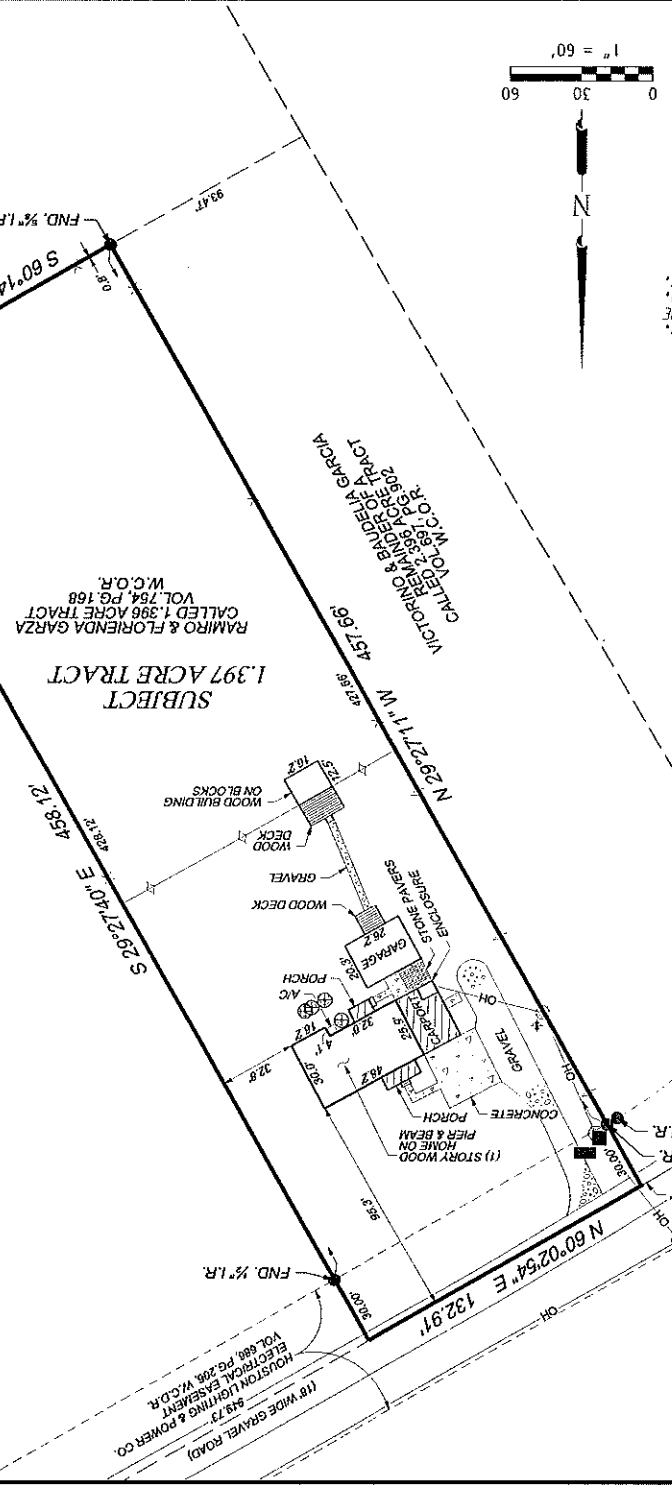
SURVEY PLAT OF A
1.397 ACRE TRACT
 BEING ALL THAT CERTAIN
 RAMIRO & FLORIENDA GARZA
 CALLED 1.396 ACRE TRACT
 VOLUME 754, PAGE 168
 OF THE
 WHARTON COUNTY OFFICIAL RECORDS
 IN THE
 JAMES TUMLINSON SURVEY
 ABSTRACT 63
 OF
 WHARTON COUNTY, TEXAS
 FOR
 JUSTIN & JENNIFER ENGELHARDT
 G. F. NO.: 2017-1023
 285 WOODCOVER ROAD

DOYLE & WACHSLETTER, Inc.
 Surveying and Mapping GPS/GIS
 131 COMMERCE STREET, CLUTE, TEXAS 77531
 FIRM NO.: 0024500
 FAX: 979.665.9910
 OFFICE: 979.665.3622
 SURVEYED: M.E. 11-02-17 BOOK NO.: WHARTON CO. VOL. 4 PROJECT NO.: 8-21-17-01
 DRAWN BY: LAL 11-08-17 CHECKED: LTR 11-14-17 REVISIONS:
 NONE

JAMES J. FALDYN
 CALLED 10,000 ACRE TRACT
 VOL. 624, PG. 42
 W.C.D.R.

POINT OF BEGINNING
 FND. 1/4" I.R. - NW. 0.39
 X = 2902272.27
 Y = 13681619.44

VETERANS LAND BOARD OF
 THE STATE OF TEXAS
 CALLED 10,000 ACRE TRACT
 VOL. 693, PG. 784
 W.C.D.R.



STATE OF TEXAS
 LAND SURVEYORS
 6577
 TRAVIS T. WACHSLETTER
 TRAVIS T. WACHSLETTER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NUMBER 6577
 I, TRAVIS T. WACHSLETTER, REGISTERED PROFESSIONAL LAND SURVEYOR,
 DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT IS A TRUE
 REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND,
 AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY.
 EXCEPT AS SHOWN HEREON.
 DATE SURVEYED: NOVEMBER 7, 2017
 Travis T. Wachstetter

VETERANS LAND BOARD OF
 THE STATE OF TEXAS
 CALLED 10,000 ACRE TRACT
 VOL. 122, PG. 382
 W.C.D.R.

RONALD & DIANA MEYERS
 CALLED 11,104 ACRE TRACT
 VOL. 845, PG. 115
 W.C.D.R.

USER: JUnited Works.pdf
 DATE: 11/14/2017 TIME: 11:41:34 AM
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Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

**JUSTIN & JENNIFER ENGELHARDT 1.397 ACRE TRACT
JAMES TUMLINSON SURVEY, ABSTRACT 63
WHARTON COUNTY, TEXAS
PAGE 1 OF 2**

ALL THAT CERTAIN 1.397 ACRE TRACT of land lying and situated in the James Tumlinson Survey, Abstract 63, Wharton County, Texas, being all that certain called 1.396 acre tract of land conveyed by warranty deed on July 30, 2008 from Victorino and Baudelia Garcia to Ramiro and Florianda Garza, as recorded in Volume 754, Page 168 of the Wharton County Official Records (W.C.O.R.), being a portion of all that certain called 2.396 acre tract of land conveyed by special warranty gift deed on May 9, 2007 from Yolanda Garcia to Victorino and Baudelia Garcia, as recorded in Volume 697, Page 902 of the W.C.O.R., same being a portion of all that certain called 12.396 acre tract of land known as Tract No. 4 in the partition deed dated October 16, 1985 between B. R. Kincer, Ervin C. Muegge and C. E. Muegge, as recorded in Volume 686, Page 126 of the Wharton County Deed Records (W.C.D.R.), the herein described 1.397 acre tract of land hereby conveyed being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD83), in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths (S.F.= 0.99986335629) as follows:

BEGINNING at a point, from which a found $\frac{5}{8}$ " iron rod bears North $68^{\circ}12'53''$ West a distance of 0.39 feet, marking the southeast corner of said Ramiro and Florianda Garza called 1.396 acre tract, being the southwest corner of all that certain called 10.000 acre tract of land conveyed by warranty deed on February 3, 1986 from B. R. Kincer to the Veterans Land Board of the State of Texas, as recorded in Volume 693, Page 784 of the W.C.D.R., same being a point on the northwestern boundary line of all that certain called 10.000 acre tract of land conveyed by cash warranty deed on September 19, 2005 from Frank C. Svatek to James J. Faldyn, as recorded in Volume 624, Page 42 of the W.C.O.R., for the southeast corner and **POINT OF BEGINNING** of the herein described 1.397 acre tract, being located at Texas State Plane Coordinate Position X=2902272.27 and Y=13661619.44;

THENCE South $60^{\circ}14'45''$ West, coincident with the southeastern boundary line of said Ramiro and Florianda Garza called 1.396 acre tract, being the northwestern boundary line of said James J. Faldyn called 10.000 acre tract, a distance of 132.98 feet to a $\frac{5}{8}$ " iron rod found marking the southwest corner of said Ramiro and Florianda Garza called 1.396 acre tract, being a point on the northwestern boundary line of said James J. Faldyn called 10.000 acre tract, same being the southeast corner of the remainder of said Victorino and Baudelia Garcia called 2.396 acre tract, for the southwest corner of the herein described 1.397 acre tract, at position X=2902156.84 and Y=13661553.46;

THENCE North $29^{\circ}27'11''$ West, coincident with the southwestern boundary line of said Ramiro and Florianda Garza called 1.396 acre tract, being the northeastern boundary line of the remainder of said Victorino and Baudelia Garcia called 2.396 acre tract, at a distance of 427.66 feet pass a $\frac{5}{8}$ " iron rod found marking the southeastern right-of-way boundary line of a 60 foot wide private roadway known as Woodcove Road, as dedicated in said partition deed recoded in Volume 686, Page 126 of the W.C.D.R., and continuing a total distance of 457.66 feet to the centerline of said 60 foot wide private roadway, being the northwest corner of said Ramiro and Florianda Garza called 1.396 acre tract, being the northeast corner of the remainder of said Victorino and Baudelia Garcia called 2.396 acre tract, same being a point on the southeastern boundary line of all that certain called 11.104 acre tract of land conveyed by general warranty deed on November 16, 1990 from Peace Tabernacle United Pentecostal Church of Wharton, Texas to Ronald and Diana Meyers, as recorded in Volume 845, Page 115 of the W.C.D.R., for the northwest corner of the herein described 1.397 acre tract, at position X=2901931.83 and Y=13661951.92;

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**JUSTIN & JENNIFER ENGELHARDT 1.397 ACRE TRACT
JAMES TUMLINSON SURVEY, ABSTRACT 63
WHARTON COUNTY, TEXAS
PAGE 2 OF 2**

THENCE North 60°02'54" East, coincident with the northwestern boundary line of said Ramiro and Florianda Garza called 1.396 acre tract, being the southeastern boundary line of said Ronald and Diana Meyers called 11.104 acre tract, same being the centerline of said 60 foot wide private roadway, a distance of 132.91 feet to the northeast corner of said Ramiro and Florianda Garza called 1.396 acre tract, being a point on the southeastern boundary line of said Ronald and Diana Meyers called 11.104 acre tract, same being the northwest corner of said Veterans Land Board of the State of Texas called 10,000 acre tract, for the northeast corner of the herein described 1.397 acre tract, at position X=2902046.98 and Y=13662018.27;

THENCE South 29°27'40" East, coincident with the northeastern boundary line of said Ramiro and Florianda Garza called 1.396 acre tract, being the southwestern boundary line of said Veterans Land Board of the State of Texas called 10,000 acre tract, at a distance of 30.00 feet pass a ½" iron rod found marking the southeastern right-of-way boundary line of said 60 foot wide private roadway, and continuing a total distance of 458.12 feet to the **POINT OF BEGINNING**, containing 1.397 acres of land, more or less.



Travis T. Wachtstetter
Travis T. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 6577
November 14, 2017

This description is based on a survey, a plat of which, dated November 7, 2017 is on file in the office of Doyle & Wachtstetter, Inc.
Legal\Travis\Wharton County\Justin & Jennifer Engelhardt 1.397 Acre Tract.doc