

(call 100 Ac.)  
William Roecker  
("O"/111;D.R.)

Set 1/2" I.R.  
Capped #5319

N 20°06'55" E 618.98'

612.22'

6.76'

Set 1/2" I.R.  
Capped #5319

N 69°53'00" W 723.72'

Set 1/2" I.R.  
Capped #5319

610.16'  
S 21°04'55" W 618.74'

(meas. 60' wide)

S 69°51'30" E 734.16'

County Road No. 459

call 154.266 Ac.  
Vernon Emshoff, etux  
161/738;O.R.

Call&Find.  
5/8" I.R.

(N 20° E, 1650')  
N 17°26'15" E 1650.27'

P.O.B.

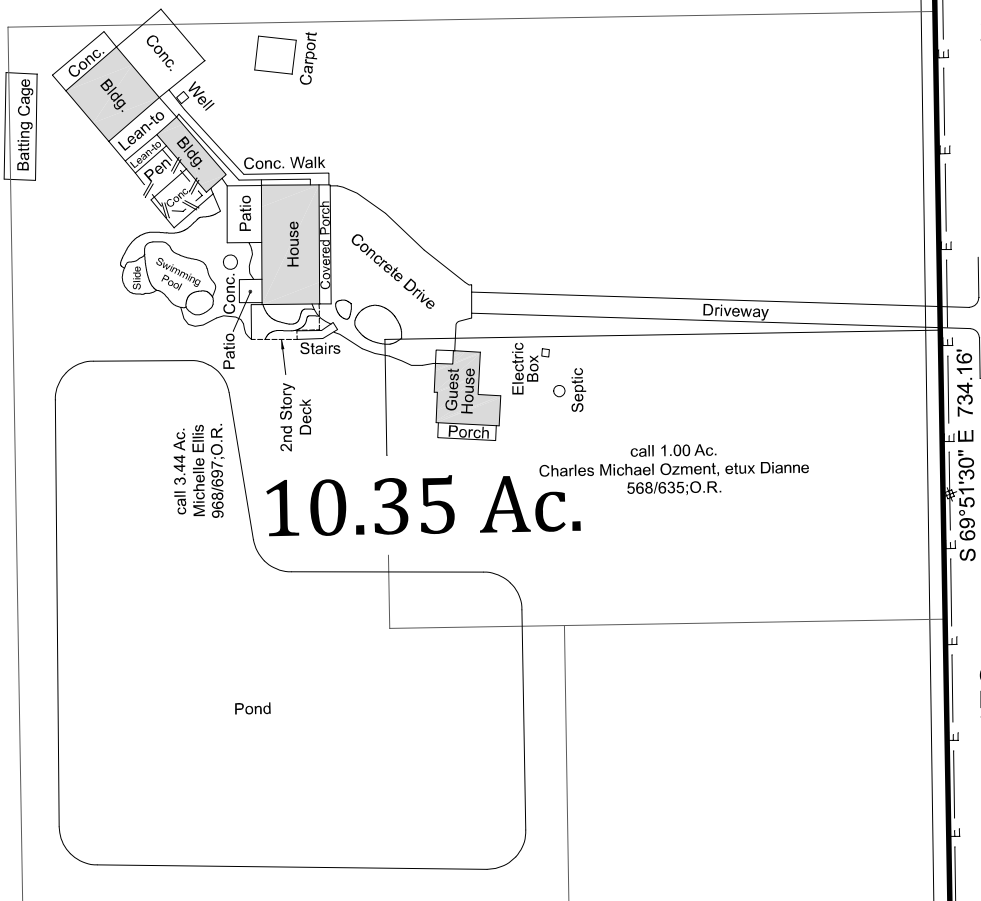
NE Corner 100 Ac.  
"O"/111;D.R.

8.58'  
Set 1/2" I.R.  
Capped #5319

10.35 Ac.

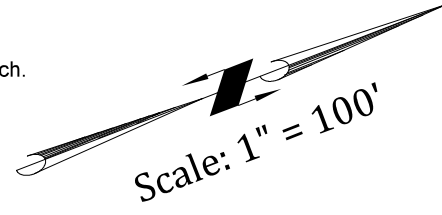
call 3.44 Ac.  
Michelle Ellis  
968/697;O.R.

call 1.00 Ac.  
Charles Michael Ozment, etux Dianne  
568/635;O.R.



NOTE:  
This Survey was performed  
without the aid of a title search.

# SURVEY PLAT



PROPERTY LOCATION: 6892 COUNTY ROAD NO. 459, WHARTON, TX 77488

A 10.35 AC. TRACT OF LAND, SITUATED IN THE WILLIAM KINCHELOE LEAGUE, ABSTRACT NO. 37, WHARTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 100 AC. TRACT OF LAND CONVEYED FROM R. E. HIGBEE AND WIFE, MARGARET HIGBEE TO WILLIAM ROECKER IN DEED DATED JANUARY 5, 1893, RECORDED IN VOLUME "O", PAGE 111, OF THE WHARTON COUNTY DEED RECORDS; SAID 10.35 AC. TRACT WHOLLY CONTAINS THE FOLLOWING PARCELS: 1) THAT CERTAIN CALLED 3.44 AC. TRACT OF LAND CONVEYED FROM CHAD ELLIS TO MICHELLE ELLIS IN DEED DATED OCTOBER 3, 2014, RECORDED IN VOLUME 968, PAGE 697, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; AND 2) THAT CERTAIN CALLED 1.00 AC. TRACT OF LAND CONVEYED FROM DIANNE T. OZMENT TO CHARLES MICHAEL OZMENT, ETUX IN DEED DATED JULY 28, 2004, RECORDED IN VOLUME 568, PAGE 635, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 10.35 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

The undersigned does hereby certify that this survey was this day made, under my supervision, on the ground, of the property legally described hereon and is correct.

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

Dated: April 05, 2019



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

FILE: OZMENT 10.35 Ac CR 459.dwg  
PROJECT: W:\Crescent\Area\Naiser\CR461  
CRD: Heyne.CRD  
BY: PVA



140 S. HOUSTON STREET | WHARTON TEXAS 77488 | 979.532.8056

- Registered Professional Land Surveyors -  
OFFICE (979) 532-8056 - kolacny.survey@gmail.com

Flood Hazard Boundary Information:  
Property is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "X", Map No. 48481C0330 E, dated APRIL 5, 2006. Property IS NOT in the area subject to inundation by the 1% annual chance flood event, a.k.a. the 100 Year Flood Plain, as designated on FEMA's National Flood Insurance Program Flood Insurance Rate Map. The National Flood Insurance Program FIRM is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources, or all planimetric features outside Special Flood Hazard Areas. This flood statement does not imply that the property and/or structures located thereon will be free from flooding or flood damage. The flood hazard area is subject to change as detailed studies occur and/or watershed or channel conditions change. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.