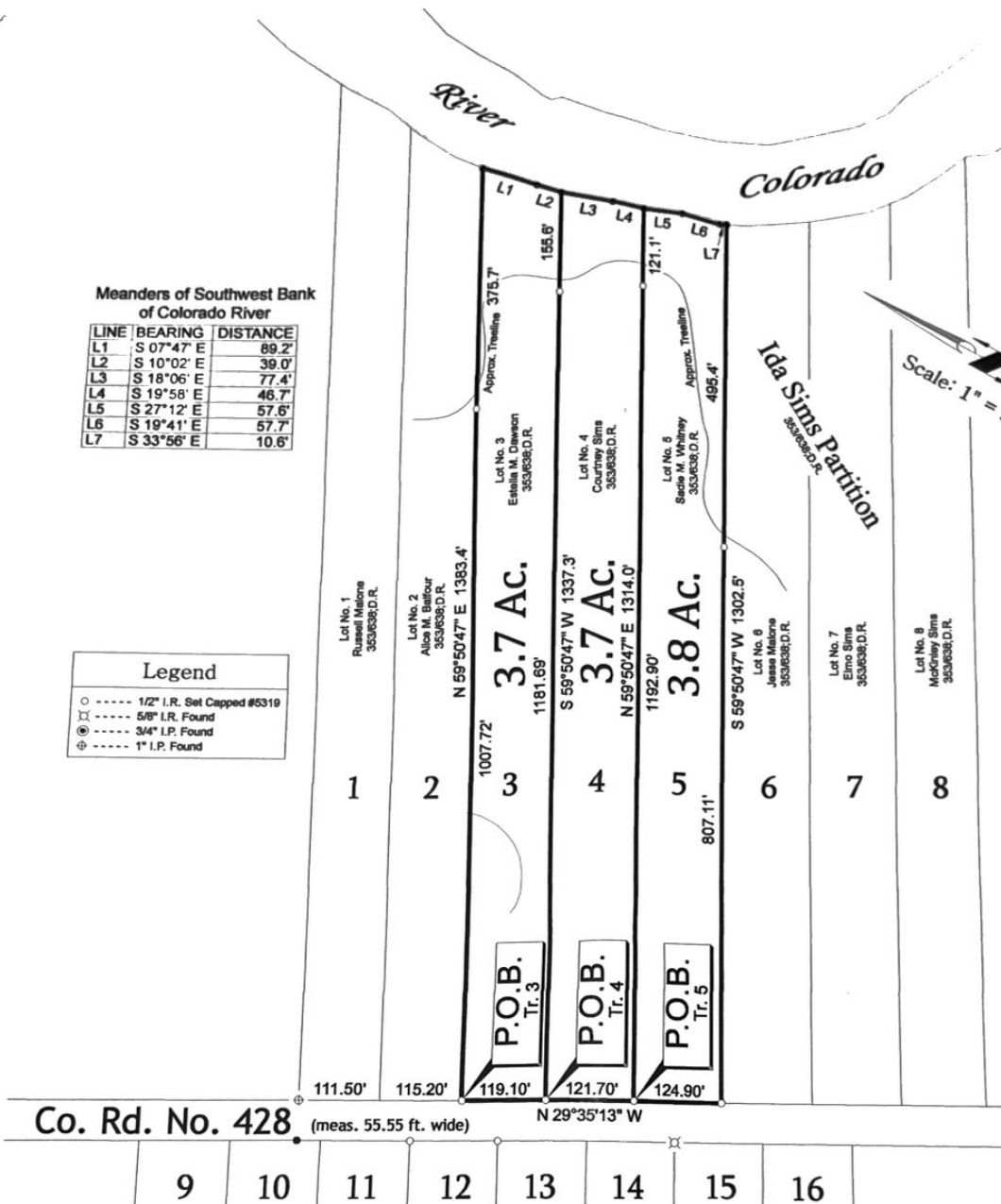


Meanders of Southwest Bank of Colorado River

LINE	BEARING	DISTANCE
L1	S 07°47' E	89.2'
L2	S 10°02' E	39.0'
L3	S 18°06' E	77.4'
L4	S 19°58' E	46.7'
L5	S 27°12' E	57.6'
L6	S 19°41' E	57.7'
L7	S 33°56' E	10.6'

Legend	
○	1/2" I.R. Set Capped #5319
⊗	5/8" I.R. Found
⊕	3/4" I.P. Found
⊙	1" I.P. Found



SURVEY PLAT

A 3.8 AC. TRACT OF LAND, A 3.7 AC. TRACT OF LAND, AND A 3.7 AC. TRACT OF LAND, SITUATED IN THE EUCLID M. COX ¼ LEAGUE, ABSTRACT NO. 14, WHARTON COUNTY, TEXAS:

SAID 3.8 AC. TRACT BEING THAT CERTAIN CALLED 3.76 AC. TRACT OF LAND REFERRED TO AS LOT NO. 5, AWARDED TO SADIE M. WHITNEY IN PARTITION DEED DATED JANUARY 23, 1964, RECORDED IN VOLUME 353, PAGE 638, OF THE WHARTON COUNTY DEED RECORDS;

SAID 3.7 AC. TRACT BEING THAT CERTAIN CALLED 3.76 AC. TRACT OF LAND REFERRED TO AS LOT NO. 4, AWARDED TO COURTNEY SIMS IN PARTITION DEED DATED JANUARY 23, 1964, RECORDED IN VOLUME 353, PAGE 638, OF THE WHARTON COUNTY DEED RECORDS;

SAID 3.7 AC. TRACT BEING THAT CERTAIN CALLED 3.76 AC. TRACT OF LAND REFERRED TO AS LOT NO. 3, AWARDED TO ESTELLA M. DAWSON IN PARTITION DEED DATED JANUARY 23, 1964, RECORDED IN VOLUME 353, PAGE 638, OF THE WHARTON COUNTY DEED RECORDS;

SAID 3.8 AC., 3.7 AC. AND 3.7 AC. TRACTS 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 September 25, 2017.



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



140 S. HOUSTON STREET | WHARTON TEXAS 77488 | 979.532.8056

- Registered Professional Land Surveyors -

OFFICE (979) 532-8056 - kolacny.survey@gmail.com

FILE: Bradley East side.dwg
PROJECT: W:WhartonRuralBennetsenRoad
CRD: Pete.CRD
BY: PVA

LOT NO. 3

A 3.7 AC. TRACT OF LAND, SITUATED IN THE EUCLID M. COX ¼ LEAGUE, ABSTRACT NO. 14, WHARTON COUNTY, TEXAS, BEING THAT CERTAIN CALLED 3.76 AC. TRACT OF LAND REFERRED TO AS LOT NO. 3, AWARDED TO ESTELLA M. DAWSON IN PARTITION DEED DATED JANUARY 23, 1964, RECORDED IN VOLUME 353, PAGE 638, OF THE WHARTON COUNTY DEED RECORDS; SAID 3.7 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR REFERENCE begin at a 1 inch iron pipe found in the Northeast line of COUNTY ROAD NO. 428 (meas. 20 varas wide = 55.5 ft.), for the West corner of a called 3.76 Ac. tract of land referred to as Lot No. 1, awarded to Russell Malone in said Partition Deed (Vol. 353, Pg. 638; D.R.);

THENCE South 29 Deg. 35 Min. 13 Sec. East (called South 27 Deg. 13 Min. East), with the Northeast line of said COUNTY ROAD NO. 428, 226.70 ft. to a ½ inch iron rod capped #5319, set for the South corner of a called 3.76 Ac. tract of land referred to as Lot No. 2, awarded to Alice M. Balfour (Vol. 353, Pg. 638; D.R.), same being the **West** and BEGINNING corner hereof;

THENCE North 59 Deg. 50 Min. 47 Sec. East (called North 62 Deg. 13 Min. East), at 1007.72 ft. pass a ½ inch iron rod capped #5319, set at the edge of a tree line, and in all, 1383.4 ft. (called 1399.5 ft.) to a point on the Western bank of the COLORADO RIVER for the East corner of said Lot No. 2, same being the **North corner** hereof;

THENCE with the Western bank of the COLORADO RIVER, the following:

South 07 Deg. 47 Min. East, 89.2 ft.;
South 10 Deg. 02 Min. East, 39.0 ft. to a point for the North corner of a called 3.76 Ac. tract of land referred to as Tract No. 4, awarded to Courtney Sims (Vol. 353, Pg. 638; D.R.), same being the **East corner** hereof;

THENCE South 59 Deg. 50 Min. 47 Sec. West (called South 62 Deg. 13 Min. West), at 155.6 ft. pass a ½ inch iron rod capped #5319, set at the edge of a tree line, and in all, 1337.3 ft. (called 1350.6 ft.) to a ½ inch iron rod capped #5319, set in the Northeast line of said COUNTY ROAD NO. 428, for the West corner of said Lot No. 4, same being the **South corner** hereof;

THENCE North 29 Deg. 35 Min. 13 Sec. West (called North 27 Deg. 13 Min. West), with the Northeast line of said COUNTY ROAD NO. 428, 119.10 ft. (call & meas.) to the PLACE OF BEGINNING and containing 3.7 Ac. of land.

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

NOTE: A Plat accompanies this Metes & Bounds description.

I, Robert W. Kolacny, Registered Professional Land Surveyor No. 5319, do hereby certify that the foregoing Field Note Description correctly describes results of a Survey made under my supervision on the ground, September 25, 2017.



Robert W. Kolacny, RPLS No. 5319



LOT NO. 4

A 3.7 AC. TRACT OF LAND, SITUATED IN THE EUCLID M. COX ¼ LEAGUE, ABSTRACT NO. 14, WHARTON COUNTY, TEXAS, BEING THAT CERTAIN CALLED 3.76 AC. TRACT OF LAND REFERRED TO AS LOT NO. 4, AWARDED TO COURTNEY SIMS IN PARTITION DEED DATED JANUARY 23, 1964, RECORDED IN VOLUME 353, PAGE 638, OF THE WHARTON COUNTY DEED RECORDS; SAID 3.7 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR REFERENCE begin at a 1 inch iron pipe found in the Northeast line of COUNTY ROAD NO. 428 (meas. 20 varas wide = 55.5 ft.), for the West corner of a called 3.76 Ac. tract of land referred to as Lot No. 1, awarded to Russell Malone in said Partition Deed (Vol. 353, Pg. 638; D.R.);

THENCE South 29 Deg. 35 Min. 13 Sec. East (called South 27 Deg. 13 Min. East), with the Northeast line of said COUNTY ROAD NO. 428, 345.80 ft. to a ½ inch iron rod capped #5319, set for the South corner of a called 3.76 Ac. tract of land referred to as Lot No. 3, awarded to Estella M. Dawson (Vol. 353, Pg. 638; D.R.), same being the **West** and BEGINNING corner hereof;

THENCE North 59 Deg. 50 Min. 47 Sec. East (called North 62 Deg. 13 Min. East), at 1181.69 ft. pass a ½ inch iron rod capped #5319, set at the edge of a tree line, and in all, 1337.3 ft. (called 1350.6 ft.) to a point on the Western bank of the COLORADO RIVER for the East corner of said Lot No. 3, same being the **North corner** hereof;

THENCE with the Western bank of the COLORADO RIVER, the following:

South 18 Deg. 06 Min. East, 77.4 ft.;

South 19 Deg. 58 Min. East, 46.7 ft. to a point for the North corner of a called 3.76 Ac. tract of land referred to as Tract No. 5, awarded to Sadie M. Whitney (Vol. 353, Pg. 638; D.R.), same being the **East corner** hereof;

THENCE South 59 Deg. 50 Min. 47 Sec. West (called South 62 Deg. 13 Min. West), at 121.1 ft. pass a ½ inch iron rod capped #5319, set at the edge of a tree line, and in all, 1314.0 ft. (called 1342.3 ft.) to a ½ inch iron rod capped #5319, set in the Northeast line of said COUNTY ROAD NO. 428, for the West corner of said Lot No. 5, same being the **South corner** hereof;

THENCE North 29 Deg. 35 Min. 13 Sec. West (called North 27 Deg. 13 Min. West), with the Northeast line of said COUNTY ROAD NO. 428, 121.70 ft. (call & meas.) to the PLACE OF BEGINNING and containing 3.7 Ac. of land.

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

NOTE: A Plat accompanies this Metes & Bounds description.

I, Robert W. Kolacny, Registered Professional Land Surveyor No. 5319, do hereby certify that the foregoing Field Note Description correctly describes results of a Survey made under my supervision on the ground, September 25, 2017.



Robert W. Kolacny, RPLS No. 5319



LOT NO. 5

A 3.8 AC. TRACT OF LAND, SITUATED IN THE EUCLID M. COX ¼ LEAGUE, ABSTRACT NO. 14, WHARTON COUNTY, TEXAS, BEING THAT CERTAIN CALLED 3.76 AC. TRACT OF LAND REFERRED TO AS LOT NO. 3, AWARDED TO SADIE M. WHITNEY IN PARTITION DEED DATED JANUARY 23, 1964, RECORDED IN VOLUME 353, PAGE 638, OF THE WHARTON COUNTY DEED RECORDS; SAID 3.8 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR REFERENCE begin at a 1 inch iron pipe found in the Northeast line of COUNTY ROAD NO. 428 (meas. 20 varas wide = 55.5 ft.), for the West corner of a called 3.76 Ac. tract of land referred to as Lot No. 1, awarded to Russell Malone in said Partition Deed (Vol. 353, Pg. 638; D.R.);

THENCE South 29 Deg. 35 Min. 13 Sec. East (called South 27 Deg. 13 Min. East), with the Northeast line of said COUNTY ROAD NO. 428, 467.50 ft. to a ½ inch iron rod capped #5319, set for the South corner of a called 3.76 Ac. tract of land referred to as Lot No. 4, awarded to Courtney Sims (Vol. 353, Pg. 638; D.R.), same being the **West** and BEGINNING corner hereof;

THENCE North 59 Deg. 50 Min. 47 Sec. East (called North 62 Deg. 13 Min. East), at 1192.90 ft. pass a ½ inch iron rod capped #5319, set at the edge of a tree line, and in all, 1314.0 ft. (called 1342.3 ft.) to a point on the Western bank of the COLORADO RIVER for the East corner of said Lot No. 4, same being the **North** corner hereof;

THENCE with the Western bank of the COLORADO RIVER, the following:

South 27 Deg. 12 Min. East, 57.6 ft.;
South 19 Deg. 41 Min. East, 57.7 ft.;
South 33 Deg. 56 Min. East, 10.6 ft. to a point for the North corner of a called 3.76 Ac. tract of land referred to as Tract No. 6, awarded to Jesse Malone (Vol. 353, Pg. 638; D.R.), same being the **East** corner hereof;

THENCE South 59 Deg. 50 Min. 47 Sec. West (called South 62 Deg. 13 Min. West), at 495.4 ft. pass a ½ inch iron rod capped #5319, set at the edge of a tree line, and in all, 1302.5 ft. (called 1279.3 ft.) to a ½ inch iron rod capped #5319, set in the Northeast line of said COUNTY ROAD NO. 428, for the West corner of said Lot No. 6, same being the **South** corner hereof;

THENCE North 29 Deg. 35 Min. 13 Sec. West (called North 27 Deg. 13 Min. West), with the Northeast line of said COUNTY ROAD NO. 428, 124.90 ft. (call & meas.) to the PLACE OF BEGINNING and containing 3.8 Ac. of land.

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

NOTE: A Plat accompanies this Metes & Bounds description.

I, Robert W. Kolacny, Registered Professional Land Surveyor No. 5319, do hereby certify that the foregoing Field Note Description correctly describes results of a Survey made under my supervision on the ground, September 25, 2017.



Robert W. Kolacny, RPLS No. 5319

