

call 51.4217 Ac.
Gordon Franklin, Trustee
249/233;O.R.

TRACT 3
call 8.72 Ac.
Edwin W. Kostka, Jr.
210/638;O.R.

call 2.17 Ac.
Carrie and Nathan Muhlhause
1132/374;O.R.

S 70°28'08" E 560.71'

16 Ft. U.E.

Fnd. 1/2" I.R. 168.10'

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

5
Briar Grove Addition
Section 4
Slide: 47A; Plat Cabinet

6

(call 3.25 Ac.)
(Hudgins/Groover Development, Inc.)
(538/409;D.R.)

1.73 Ac.

call 1.74 Ac.
Gaylon Segrest
696/417;D.R.

25 Ft. B.L.

N 19°11'23" E 134.65'

10 Ft. U.E.

S 19°24'57" W 134.64'

Fnd. 1/2" I.R.

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

30.00'

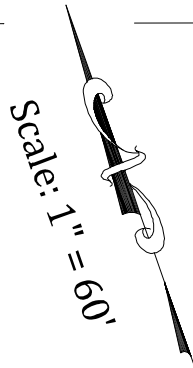
Fnd. Axle

N 70°28'08" W 560.18'

P.O.B.

Kingston Drive (meas. 60 ft. wide)

Salisbury Street



Survey Plat

A 1.73 AC. TRACT OF LAND, SITUATED IN THE RANDAL JONES ONE-HALF LEAGUE, ABSTRACT NO. 36, WHARTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 3.25 AC. TRACT OF LAND CONVEYED FROM JENNIE J. KOSTKA, ETAL TO HUDGINS/GROOVER DEVELOPMENT, INC. IN DEED DATED MAY 5, 1980, RECORDED IN VOLUME 538, PAGE 409, OF THE WHARTON COUNTY DEED RECORDS; SAID 1.73 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 2, 2022.



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

- Note:
1. This property is subject to any conflicting rights, claims or other matters which may exist or arise by virtue of any discrepancy between the fences, improvements 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.
This may not be a complete inventory of fences.
 3. This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
 4. This survey is valid for this transaction only.
 5. Title: No Title Commitment was provided to Surveyor. No attempt was made by Surveyor to independently research or locate easements that may or may not affect Subject Tract.
 6. Property owners must call the pipeline's owner or an official notification center for a precise physical location of all pipelines.



140 S. HOUSTON STREET | WHARTON TEXAS 77488 | 979.532.8056

- Registered Professional Land Surveyors -

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

FILE: 1.732 Ac Segrest.dwg
PROJECT: W:\Wharton\City\CochranBriarGrove
CRD: Wisteria.CRD
BY: PV Arriaga