

call 461 05 Ac
John H. Stockton
668725 O.R.

Blk 8

S.D. Hanna S-5, A-689

Blk 7

F.M. Highway No. 1160

784.23
to Capped I.R.

(T.C. Ord.)
N 01°53'19" W 1402.22'

Corner Post
28" Oak

N 88°46'46" E 1742.58'

to Corner Post
1888.64'

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

Blk 9

TRACT I
call 144.68 Ac
Charles Schmidt et ux
416/375 O.R.

56.03 Ac.

1

2

3 East

Find 5/8" I.R.
at 1667.4'

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

P.O.B.

1504.86' to 5/8" I.R.

S 89°10'36" W 1724.17'

B.B. Boling A-70

31.18 Ac.
Michael Prasek et ux
218/293 O.R.

call 17.75 Ac.
Andy L. & Joyce J. Koehn
931/401 O.R.

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.
3. Fences are shown in their general locations and may not represent an exact location of the entire fence. This may not be 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: 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.
7. Property owners must call the pipeline's owner or an official notification center for a precise physical location of all pipelines.



Survey Plat

PROPERTY LOCATION: 1516 F.M. 1160 - LOUISE, TX 77455

A 56.03 AC. TRACT OF LAND, SITUATED IN THE B.B. BOLING SURVEY, ABSTRACT NO. 70, AND IN THE S.D. HANNA SURVEY NO. 5, ABSTRACT NO. 689, WHARTON COUNTY, TEXAS, BEING A PORTION OFF THE EAST END OF BLOCK SEVEN (7); ALL OF THE SO-CALLED TIMBER LOTS NUMBERS ONE (1), TWO (2), THREE (3), AND FOUR (4); AND A PORTION OF BLOCK EIGHT (8), OF THE SADLER & BROWN SUBDIVISION, AS PER PLAT THEREOF RECORDED IN VOLUME "O", PAGE 184, OF THE WHARTON COUNTY DEED RECORDS; SAID 56.03 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.

Flood Hazard Boundary Information
Property is located by scaled map location and graphic plotting only in Flood Hazard Boundary Zone "X", Zone "AE" and in the "Regulatory Floodway", Map No. 48481C0500 E, dated APRIL 5, 2006. A portion of the Property IS 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 FIRIM 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.

Dated: July 7, 2022



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

FILE: John Roades 1516 FM 1160.dwg
 PROJECT: W/LouisTownWardAcres
 CRE: WardAc CRD
 BY: PV Arriaga



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