

Forrest Lawn

259.81' (platted Subdivision Road)

30'

278.34'

222.35'

215.03'

Set 1/2" I.R. Capped #5319 at 373.77'

(12/10/1979 platted line - VOID) (12/23/1980 platted line - CORRECTED PLAT) 403.78' (call & meas.)

(12/10/1979 platted line - VOID) (12/23/1980 platted line - CORRECTED PLAT) 402.67' (call & meas.)

5.00' Fnd. 3/4" I.P.

N 17°40'18" E 254.07'

(N 19°46'30" E 254.07')

Driveway 133.6'

Garage

Water Well

Deck

House

A/C

LPG

Patio

Septic

Overhead Utilities

29

22

37-D

2.35 Ac.

N 72°19'42" W (N 70°13'30" W)

N 72°19'42" W (N 70°13'30" W)

Scale: 1" = 60'

253.37'

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

S 17°25'18" W 254.07' (S 19°31'30" W 254.07')

217.25'

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

Pierce Ranch 849/396;D.R.

Note:

- (1) This property is subject to any conflicting rights, claims or other matters which may exist or arise by virtue of the discrepancy between the fence lines, and other 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) 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 to 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: 586 FORREST LAWN - WHARTON, TX 77488

LOT TWENTY-TWO (22), HOBHEN OAKS "CORRECTED PLAT", A SUBDIVISION IN THE ROBERT KUYKENDALL LEAGUE, ABSTRACT NO. 39, WHARTON COUNTY, TEXAS, AS PER PLAT THEREOF RECORDED IN SLIDE 33A, OF THE WHARTON COUNTY PLAT CABINET RECORDS.

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 "AE" (property is in the Floodway), Map No. 48481C0365 F, dated DECEMBER 21, 2017. 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 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.

Dated: September 13, 2021



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: 586 Forrest Lawn.dwg PROJECT: W:\HobbenOaks CRD: Fisher.CRD BY: PV Arriaga