

# Survey Plat

PROPERTY LOCATION: 239 CYPRESS STREET - HUNGERFORD, TX 77448

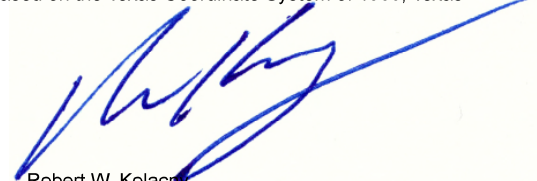
A 1.39 AC. TRACT OF LAND, SITUATED IN THE GEORGE W. SINGLETON LEAGUE, ABSTRACT NO. 58, WHARTON COUNTY, TEXAS, BEING COMPRISED OF TWO PARCELS: 1) THAT CERTAIN CALLED 0.587 AC. TRACT OF LAND ONCE CONVEYED FROM ALBERT L. KRENEK, ETUX TO STEPHAN STROUHAL IN DEED DATED NOVEMBER 1, 1970, RECORDED IN VOLUME 411, PAGE 640, OF THE WHARTON COUNTY DEED RECORDS; AND 2) A PORTION OF THAT CERTAIN CALLED 200 FT. X 208.7 FT. TRACT OF LAND ONCE CONVEYED FROM CLEMENT STROUHAL TO R.H. MECHURA, ETUX IN DEED DATED JUNE 13, 1949, RECORDED IN VOLUME 219, PAGE 11, OF THE WHARTON COUNTY DEED RECORDS; SAID 1.39 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

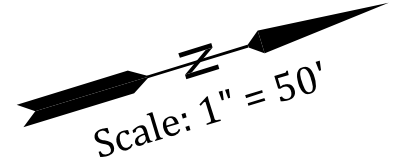
The undersigned does hereby certify that this survey was this day made, under my supervision, on the ground, of the property legally described hereon and is correct.

Flood Hazard Boundary Information:  
 Property is in Flood Hazard Boundary Zone "X", Map No. 48481C0200 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.

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

Dated: May 7, 2024

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



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- Registered Professional Land Surveyors -  
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- Note:
- 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.
  - This property is subject to the rights of the public to any area located within a public roadway, street or alley.
  - 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.
  - This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
  - This survey is valid for this transaction only.
  - 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.
  - Property owners must call the pipeline's owner or an official notification center for a precise physical location of all pipelines.

FILE: 239 Cypress.dwg  
 PROJECT: W:\Hungerford\Townsite  
 CRD: Lott.CRD  
 BY: PV Arriaga