

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; BEING ALSO THAT SAME REAL PROPERTY CONVEYED FROM SAMUEL H. WILLKE AND ZELMA SUE-PRUITT WILLKE TO SHAWN ALLEN HINKLEY IN DEED DATED APRIL 12, 2019, RECORDED IN VOLUME 1131, PAGE 116, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 1.39 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron shaft called & found in the East line of a called 1 Ac. tract of land conveyed to the K.J.T. (Vol. 92, Pg. 507; D.R.) for a Southwest corner of a called 14.184 Ac. tract of land conveyed to Strouhal Family Partnership, LTD (Vol. 625, Pg. 752; O.R.), same being the Northwest corner of said 0.587 Ac. tract, and the **Northwest corner** hereof;

THENCE South 72 Deg. 55 Min. 21 Sec. East, 304.60 ft. (called South 70 Deg. 00 Min. East, 304.5 ft.) to an Axle called & found in the Northwest line of a called 0.404 Ac. Private Road referred to as **SECOND TRACT** conveyed to Don C. Strouhal (Vol. 308, Pg. 327; D.R.) for a Southeast corner of said 14.184 Ac. tract, same being the Northeast corner of said 0.587 Ac. tract, and the **Northeast corner** hereof;

THENCE South 62 Deg. 03 Min. 37 Sec. West (called South 65 Deg. 10 Min. West), with the Northwest line of said 0.404 Ac. Private Road, 117.62 ft. (called 117.9 ft.) to a ¾ inch iron pipe called & found for an angle point in said Northwest line, same being an angle point in the East line of said 0.587 Ac. tract, and an **angle point** hereof;

THENCE South 19 Deg. 16 Min. 54 Sec. West (called South 22 Deg. 21 Min. West), with the West line of said 0.404 Ac. Private Road, 192.07 ft. to a ½ inch iron rod capped #5319, called & found for the recognized Northeast corner of a called 25 ft. x 190 ft. tract of land conveyed out of said 200 ft. x 208 ft. tract, to Frank J. Michulka (Vol. 219, Pg. 12; D.R.), same being the **Southeast corner** hereof;

THENCE North 72 Deg. 51 Min. 21 Sec. West (called West), at 5.69 ft. pass a point in the deed call East line of said 200 ft. x 208.71 ft. for the deed call Northeast corner of said 25 ft. x 190 ft. tract, and in all, 195.69 ft. (called 190 ft.) to a ½ inch iron rod found in the East line of an 18.7 ft. strip of land reserved for right-of-way purposes (Vol. 219, Pg. 11; D.R.), for the Northwest corner of said 25 ft. x 190 ft. tract, same being the **lower Southwest corner** hereof;

THENCE North 17 Deg. 08 Min. 39 Sec. East (called North), with the East line of said 18.7 ft. strip, 175.00 ft. to a cotton picker spindle called & found in the common line between said 0.587 Ac. tract and said 200 ft. x 208.7 ft. tract for the Northeast corner of said 18.7 ft. strip, same being an **interior corner** hereof;

THENCE North 72 Deg. 51 Min. 21 Sec. West (called North 70 Deg. 00 Min. West & called West), 18.70 ft. to a ½ inch iron rod capped #5319, called & found in the East line of said 1 Ac. K.J.T. tract for the common Western corner of said 0.587 Ac. tract and said 200 ft. x 208.7 ft. tract, same being the **upper Southwest corner** hereof;

THENCE North 17 Deg. 08 Min. 39 Sec. East (called North 20 Deg. 04 Min. East), with the common line between said 0.587 Ac. tract and said 1 Ac. K.J.T. tract, 99.88 ft. (called 100 ft.) to the **PLACE OF BEGINNING** and containing 1.39 Ac. of land.

NOTE: A Plat accompanies this Metes & Bounds description.

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

Unless this Metes and Bounds Description (Field Note Description), including preamble, seal and signature, appears in its entirety, and in its original form, Surveyor assumes no responsibility or liability for its accuracy.

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, May 7, 2024.



Robert W. Kolacny, RPLS No. 5319

