

METES AND BOUNDS DESCRIPTION
99.141 ACRES IN THE
J. F. STEVENSON SURVEY, ABSTRACT 415
WHARTON COUNTY, TEXAS

A 99.141-ACRE TRACT OF LAND SITUATED IN THE J. F. STEVENSON SURVEY, ABSTRACT 415, WHARTON COUNTY, TEXAS, BEING ALL OF LOTS 2 THROUGH 5 OF THE UNRECORDED PARTITION PLAT OF RAYMOND L. VACEK, AS SHOWN ON A MAP PREPARED BY H. CHAS. KOEHL, JR., DATED NOVEMBER 24, 1981, AND BEING OUT OF AND PART OF A CALLED 124.45-ACRE TRACT OF LAND DESCRIBED IN A DEED TO RAYMOND L. VACEK RECORDED IN VOLUME 196, PAGE 126 OF THE WHARTON COUNTY DEED RECORDS, AND BEING ALL OF THAT CALLED 24.785-ACRE TRACT OF LAND DESCRIBED IN A DEED TO ELIZABETH JOSEPHINE MAZAK (LOT 2) RECORDED IN VOLUME 582, PAGE 184 OF THE WHARTON COUNTY DEED RECORDS, ALL OF THAT CALLED 24.785-ACRE TRACT OF LAND DESCRIBED IN A DEED TO VICTOR J. VACEK (LOT 3) RECORDED IN VOLUME 582, PAGE 188 OF THE WHARTON COUNTY DEED RECORDS, ALL OF THAT CALLED 24.785-ACRE TRACT OF LAND DESCRIBED IN A DEED TO BRIDGET ANN WILLIS (LOT 4) RECORDED IN VOLUME 582, PAGE 180 OF THE WHARTON COUNTY DEED RECORDS, AND ALL OF THAT CALLED 24.785-ACRE TRACT OF LAND DESCRIBED IN A DEED TO RAYMOND J. VACEK (LOT 5) RECORDED IN VOLUME 582, PAGE 192 OF THE WHARTON COUNTY DEED RECORDS, SAID 99.141-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), AS DETERMINED BY GPS MEASUREMENTS):

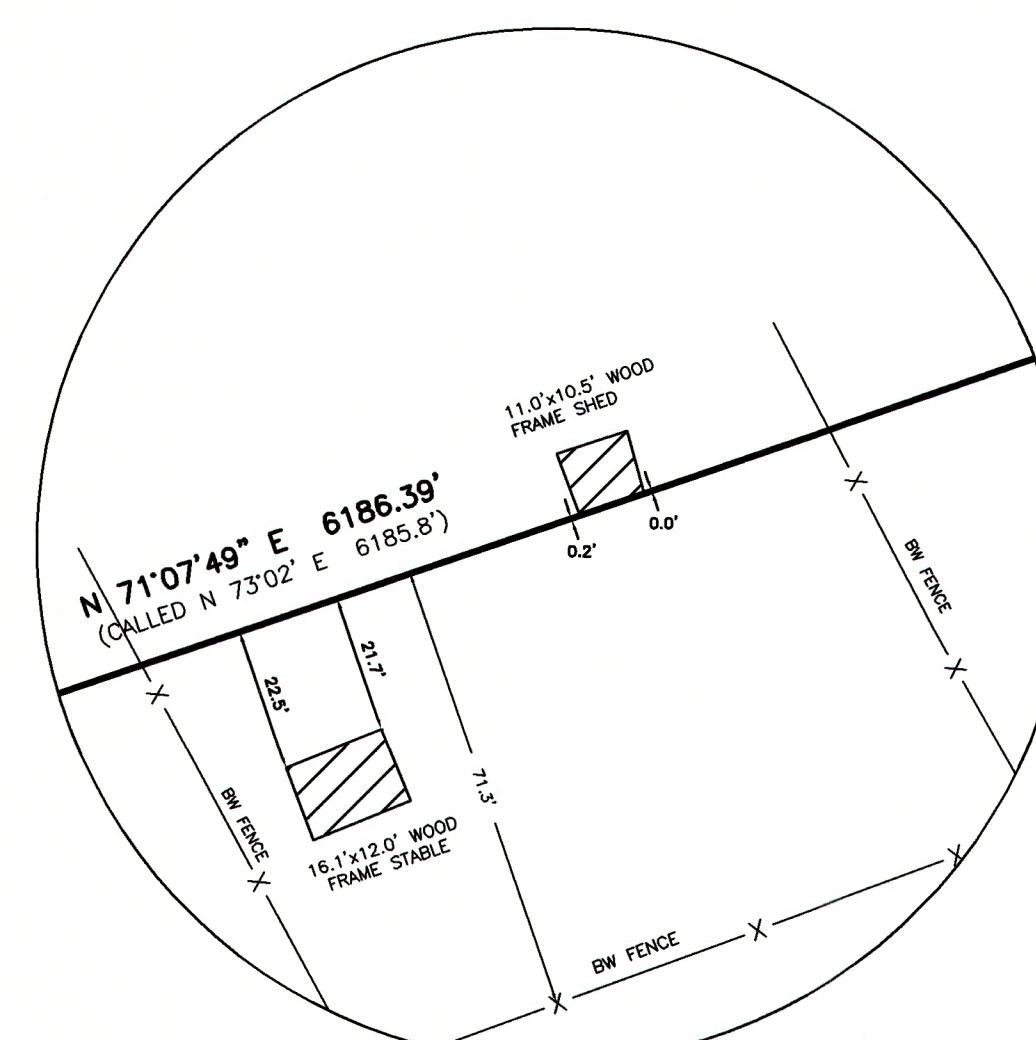
BEGINNING IN THE RIGHT-OF-WAY OF COUNTY ROAD 273 (70' WIDTH) AT THE SOUTHEAST CORNER OF LOT 1 OF THE SAID UNRECORDED PARTITION PLAT OF RAYMOND L. VACEK, SAME BEING THE SOUTHEAST CORNER OF A CALLED 10.0-ACRE TRACT OF LAND DESCRIBED IN A DEED TO DARREN R. VACEK (SHARE NUMBER TWO) RECORDED IN VOLUME 1162, PAGE 558 OF THE WHARTON COUNTY DEED RECORDS, THE NORTH CORNER OF SAID LOT 2, AND THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

(1) THENCE SOUTH 12°16'37" EAST, (CALLED SOUTH 10°25' EAST), ALONG THE EAST LINE OF SAID LOTS 2 THROUGH 5, A DISTANCE OF 707.26 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID LOT 5, THE NORTH CORNER OF A CALLED 165.06-ACRE TRACT OF LAND TO P. N. ROBERTS, JR., AND WIFE, AS FOUND UNDER PROPERTY ID NUMBER R040991 OF THE WHARTON COUNTY APPRAISAL DISTRICT (NO VESTING INFORMATION FOUND), AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

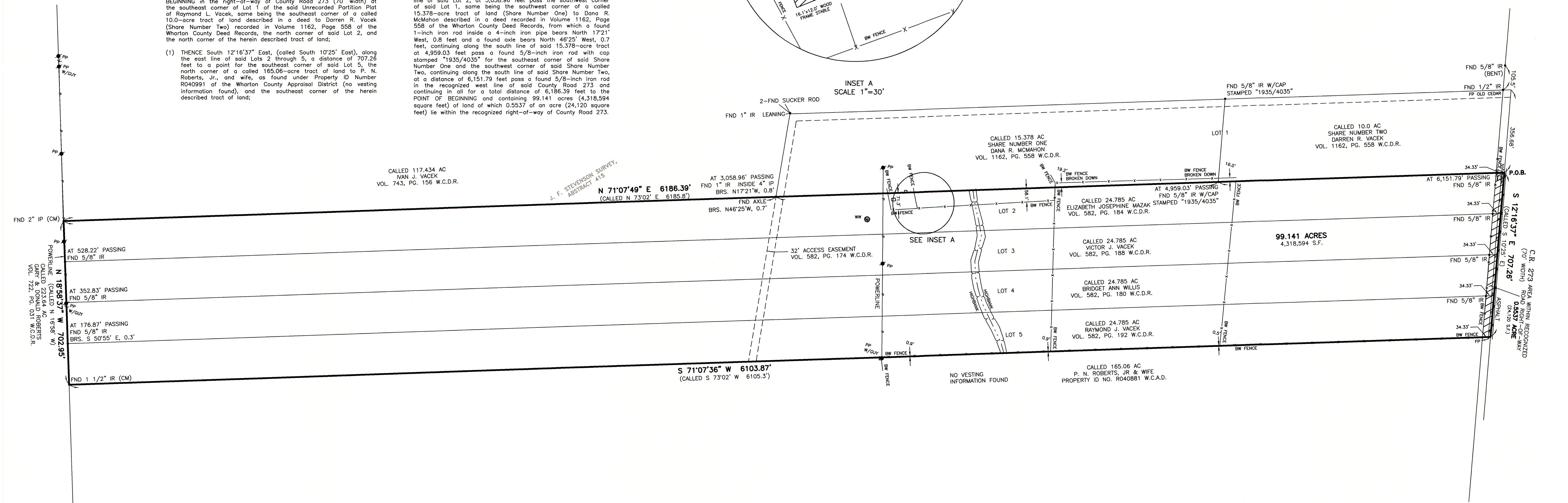
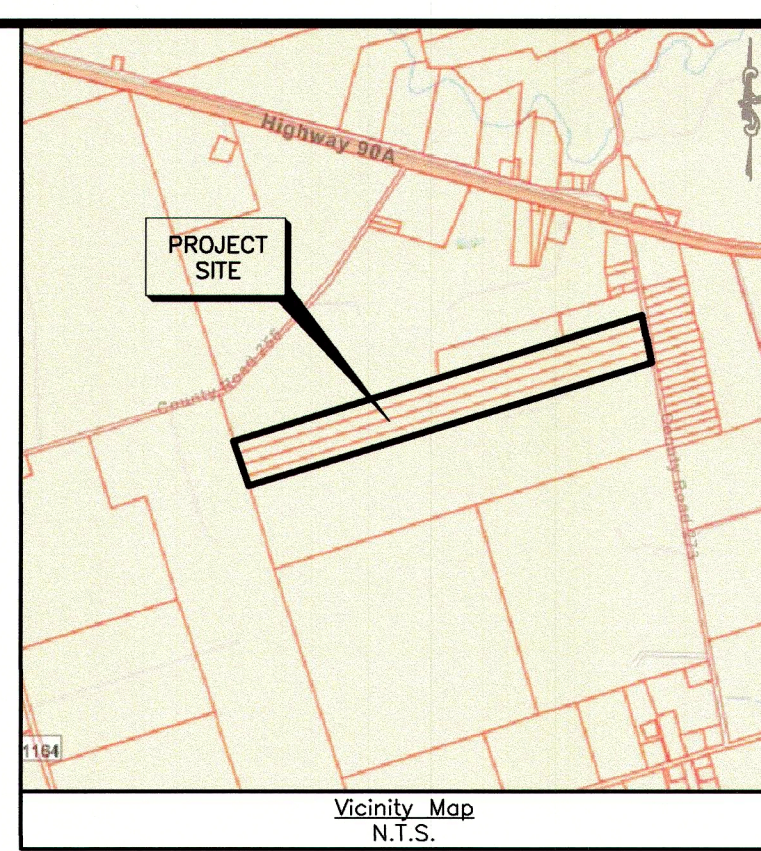
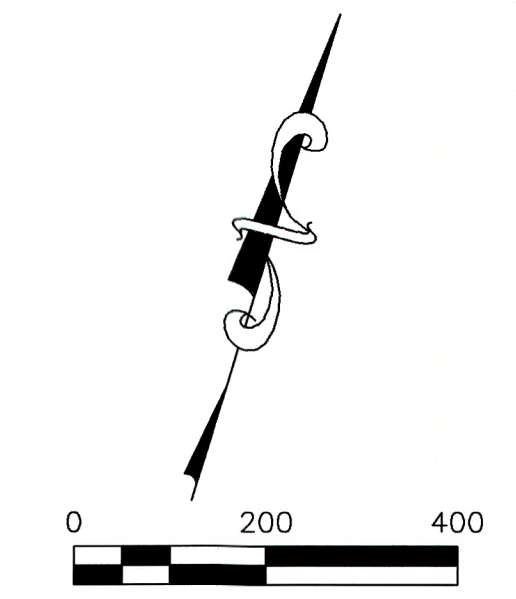
(2) THENCE SOUTH 71°07'36" WEST, (CALLED SOUTH 73°02' WEST), ALONG THE SOUTH LINE OF SAID LOT 5 AND THE NORTH LINE OF SAID 165.06-ACRE TRACT OF LAND, AT 34.33 FEET PASS A CEDAR FENCE POST IN THE RECOGNIZED WEST LINE OF SAID COUNTY ROAD 273 AND CONTINUING IN ALL A TOTAL DISTANCE OF 6,103.87 FEET TO A 1/2-INCH IRON ROD FOUND IN THE EAST LINE OF A CALLED 223.64-ACRE TRACT OF LAND DESCRIBED IN A DEED TO GARY ROBERTS AND DONALD ROBERTS RECORDED IN VOLUME 772, PAGE 031 OF THE WHARTON COUNTY DEED RECORDS, THE NORTHWEST CORNER OF SAID 165.06-ACRE TRACT OF LAND, THE SOUTHWEST CORNER OF SAID LOT 5, AND OF THE HEREIN DESCRIBED TRACT OF LAND;

(3) THENCE NORTH 18°58'37" WEST, (CALLED NORTH 16°58' WEST), ALONG THE SAID EAST LINE OF SAID 223.64-ACRE TRACT OF LAND AND THE WEST LINE OF SAID LOTS 2 THROUGH 5, AT 176.87 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 4, THE NORTHWEST CORNER OF SAID LOT 5, FROM WHICH A 5/8-INCH IRON ROD BEARS SOUTH 50°55' EAST, 0.3 FEET, AT 352.83 FEET PASS A FOUND 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 3, THE NORTHWEST CORNER OF SAID LOT 4, AT 528.22 FEET PASS A FOUND 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 2, THE NORTHWEST CORNER OF SAID LOT 3, CONTINUING IN ALL A TOTAL DISTANCE OF 702.95 FEET TO A FOUND 2-INCH IRON PIPE FOR THE SOUTHWEST CORNER OF A CALLED 117.434-ACRE TRACT OF LAND DESCRIBED IN A DEED TO IVAN JOHN VACEK RECORDED IN VOLUME 743, PAGE 156 OF THE WHARTON COUNTY DEED RECORDS, THE NORTHWEST CORNER OF SAID LOT 2, AND OF THE HEREIN DESCRIBED TRACT OF LAND;

(4) THENCE NORTH 71°07'49" EAST, (CALLED NORTH 73°02' EAST), ALONG THE SOUTH LINE OF SAID 117.434-ACRE TRACT OF LAND AND THE NORTH LINE OF SAID LOT 2, AT 3,058.96 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 1, SAME BEING THE SOUTHWEST CORNER OF A CALLED 15.378-ACRE TRACT OF LAND (SHARE NUMBER ONE) TO DANA R. MCMAHON DESCRIBED IN A DEED RECORDED IN VOLUME 1162, PAGE 558 OF THE WHARTON COUNTY DEED RECORDS, FROM WHICH A FOUND 1-INCH IRON ROD INSIDE A 4-INCH IRON PIPE BEARS NORTH 17°21' WEST, 0.8 FEET AND A FOUND AXLE BEARS NORTH 46°25' WEST, 0.7 FEET, CONTINUING ALONG THE SOUTH LINE OF SAID 15.378-ACRE TRACT AT 4,959.03 FEET PASS A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "1935/4035" FOR THE SOUTHWEST CORNER OF SAID SHARE NUMBER ONE AND THE SOUTHWEST CORNER OF SAID SHARE NUMBER TWO, CONTINUING ALONG THE SOUTH LINE OF SAID SHARE NUMBER TWO, AT A DISTANCE OF 6,151.79 FEET PASS A FOUND 5/8-INCH IRON ROD IN THE RECOGNIZED WEST LINE OF SAID COUNTY ROAD 273 AND CONTINUING IN ALL FOR A TOTAL DISTANCE OF 6,186.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 99.141 ACRES (4,318,594 SQUARE FEET) OF LAND OF WHICH 0.5537 OF AN ACRE (24,120 SQUARE FEET) LIE WITHIN THE RECOGNIZED RIGHT-OF-WAY OF COUNTY ROAD 273.



- LEGEND**
- BRS. BEARS
 - BW BARBED WIRE
 - C.R. COUNTY ROAD
 - CPP CORRUGATED PLASTIC PIPE
 - (CM) CONTROL MONUMENT
 - FND FOUND
 - GUY GUY WIRE
 - IR/IP IRON ROD/IRON PIPE
 - PG. PAGE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - PP POWER POLE
 - VOL. VOLUME
 - WW WATER WELL
 - W.C.D.R. WHARTON COUNTY DEED RECORDS



GENERAL NOTES:

1. The Basis of Bearings shown hereon is referenced to the Texas Coordinate System, NAD83, South Central Zone (TXSC 4204) based on National Geodetic Survey Monumentation: based on GPS measurements.
2. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Wharton County, Texas, Map No. 48481C0100F dated (December 21, 2017) the subject tract appears to be within Unshaded Zone "X"; defined as areas outside the 0.2% annual chance floodplain.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. KM Surveying, LLC assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of KM Surveying, LLC.
3. Easements and other recorded information shown hereon are as per Commitments for Title Insurance prepared by Alliant National Title Insurance Company, Inc., countersigned by Mid-Coast Title Company, Inc., G.F. Nos. 2021-0217, 2021-0218, 2021-0219, and 2021-0242, with an effective date of January 29, 2021 and an issue date of February 19, 2021. No further research for easements or encumbrances was performed by KM Surveying, LLC.
4. This survey has been prepared for the sole purpose of the transaction described in the above mentioned Commitments for Title Insurance and the parties listed thereon. This survey is not to be used for any subsequent transactions.
5. Research for adjoiner tracts was performed by KM Surveying, LLC.
6. Item No. 10 (d) of Schedule B of said Commitments for Title Insurance mentions an easement recorded in Volume 94, Page 13 of the Wharton County Deed Records. Item does not affect the subject tract.
7. Item No. 10 (e) of Schedule B of said Commitments for Title Insurance mentions an access easement recorded in Volume 582, Page 174 of the Wharton County Deed Records. (Item affects subject tracts and shown hereon.)
8. Fences shown hereon with dimensional ties are shown where they were physically measured. The fence line may meander between measured locations.
9. The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
10. This survey does not determine the location of wetlands, fault lines, toxic waste, cemeteries, landfills, dumps or any other environmental issues.
11. KM Surveying, LLC has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
12. Readily visible improvements/utilities were located with this survey, no subsurface probing, excavation or exploration was performed by KM Surveying, LLC.

To: Robert Graves, Elizabeth Josephine Mazak, Victor J. Vacek, Bridget Ann Willis, Raymond J. Vacek, and Alliant National Title Insurance Company, Inc.;

We, KM Surveying, LLC, acting by and through Kevin Drew McRae, a Texas Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey.

Surveyed on this the 3rd day of March, 2021.

Kevin Drew McRae
Kevin Drew McRae
Registered Professional Land Surveyor
Texas Registration No. 5485



3			
2			
1			
REV	DESCRIPTION	BY	DATE
KM Surveying, LLC			
3902 REESE ROAD - SUITE C-100 ROSENBERG, TEXAS 77471 713-234-6627 www.kmsurveying.com			
LAND TITLE SURVEY 99.141 ACRES J. F. STEVENSON SURVEY, A-415 WHARTON COUNTY, TEXAS			
DATE:	March 10, 2021	SCALE:	1" = 200'
DWG. NAME:	1851-2110 pb hb01.dwg	JOB NO.:	1851-2110
DRAWING NO.:	NONE		