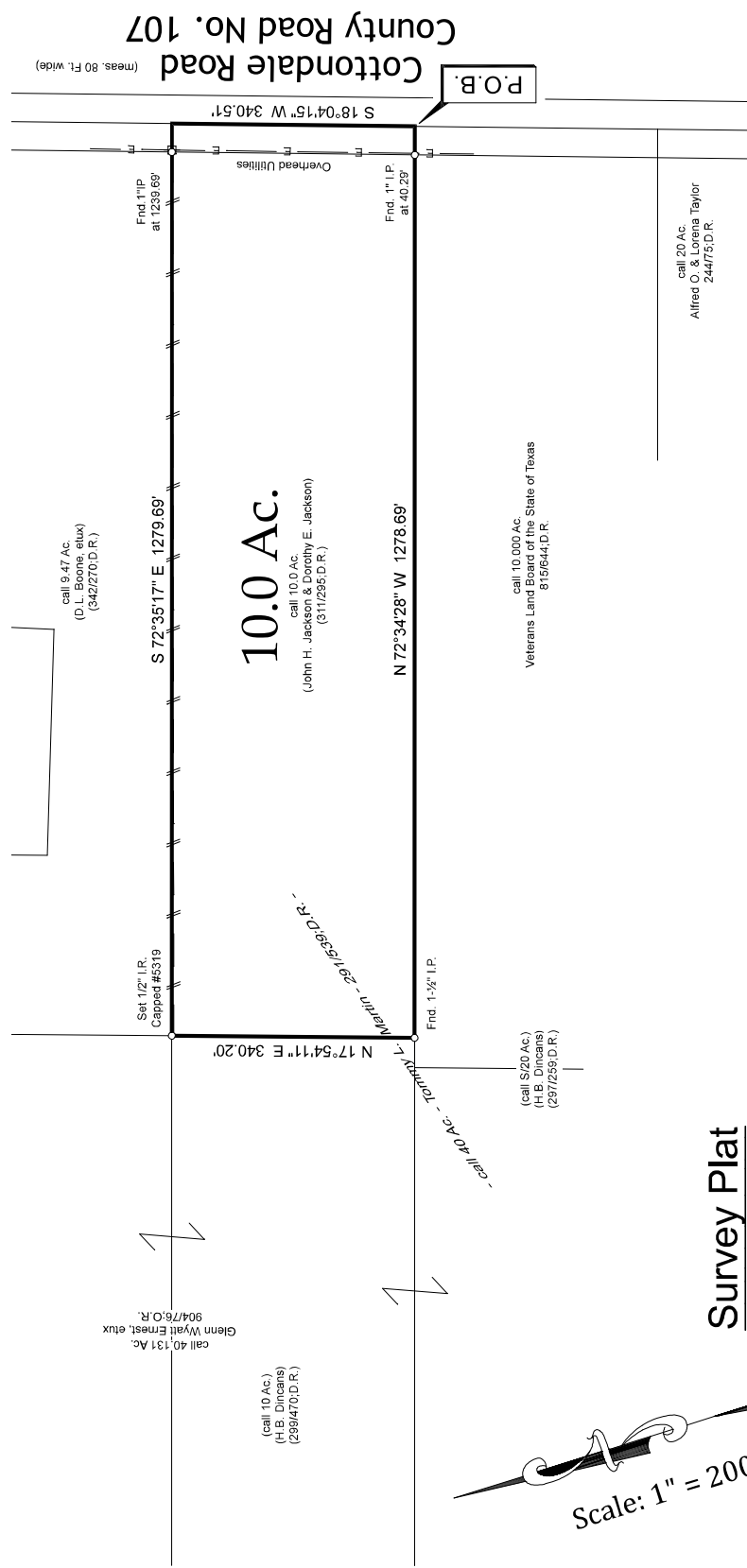


Note:

- (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) All fence lines are shown in their general location 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 easements, rights, interests, conditions and ordines which may be applicable, and which may be in effect on the date this survey is valid for this transaction only.
- (5) Title: Alliant National Title Insurance Company, Inc. Commitment GF No: 2021-0507, effective date April 23, 2021. Schedule B, Item 10: Subject tract may be affected by: (a) Easement for drainage ditch as shown in instrument from Adolph B. Chielek, etux to D.L. Boone, etux, dated October 15, 1962, recorded in Volume 342, Page 270 of the Wharton County Deed Records; (b) 40 ft. wide Easement for road as shown in instrument from Adolph B. Chielek, etux to D.L. Boone, etux, dated October 15, 1962, recorded in Volume 342, Page 270 of the Wharton County Deed Records.
- (7) Property owners must call the pipeline's owner or an official notification center for a precise physical location of all pipelines.

Flood Hazard Boundary Information:
 Property is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "X" and Zone "AE", Map No. 48481C0380 F and Map No. 48481C0390 F, dated DECEMBER 21, 2017. A portion of 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 FIRMs 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.

FILE: R033128.dwg
 PROJECT: W\lago\aveal\pearson\fd
 SW: Kutach, CRD
 BY: PV Anttaga



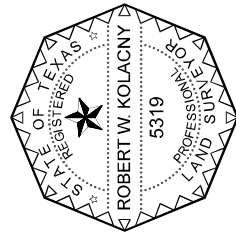
Survey Plat

A 10.0 AC. TRACT OF LAND, SITUATED IN THE PARKER & PARKS LEAGUE, ABSTRACT NO. 50, WHARTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 40 AC. TRACT OF LAND CONVEYED FROM FRANK J. PRICE, ETUX TO TOMMY L. MARTIN, ETUX IN DEED DATED AUGUST 15, 1956, RECORDED IN VOLUME 291, PAGE 539, OF THE WHARTON COUNTY DEED RECORDS; BEING ALSO THAT CERTAIN CALLED 10.0 AC. TRACT OF LAND CONVEYED FROM GEORGIE O. MARTIN TO JOHN H. JACKSON AND WIFE, DOROTHY E. JACKSON IN DEED DATED JANUARY 23, 1959, RECORDED IN VOLUME 311, PAGE 295, OF THE WHARTON COUNTY DEED RECORDS; SAID 10.0 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.

Dated: June 8, 2021



140 S. HOUSTON STREET | WHARTON TEXAS 77488 | 979.532.8056
 - Registered Professional Land Surveyors -
 OFFICE (979) 532-8056 - kolacny.survey@gmail.com

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

call 20 Ac.
 Alfred O. & Lorena Taylor
 244/75.D.R.

call 10.000 Ac.
 Veterans Land Board of the State of Texas
 815/644.D.R.

(call 520 Ac.)
 (H.B. Diggins)
 (237/259.D.R.)

(call 10 Ac.)
 (H.B. Diggins)
 (239/470.D.R.)

call 9.47 Ac.
 (D.L. Boone, etux)
 (342/270.D.R.)

call 40.131 Ac
 Glenn Wyatt Ernest, etux
 904/76.O.R.

Sat 1/2" I.P.
 Capped #5319

S 72°35'17" E 1279.69'

10.0 Ac.

call 10.0 Ac.
 (John H. Jackson & Dorothy E. Jackson)
 (311/295.D.R.)

N 72°34'28" W 1278.69'

Find 1-1/2" I.P.

Veterans Land Board of the State of Texas

Find 1" I.P.
 at 40.29'

S 18°04'15" W 340.51'

P.O.B.

Cottondale Road
 (meas. 80 Ft. wide)
 County Road No. 107