

WHARTON COUNTY
TEXAS

BARTLETT SIMS 1/2 LEAGUE
ABSTRACT 4

VIKTORIN FAMILY PARTNERSHIP, LTD.
CALLED 187.38 ACRE TRACT
VOL. 229, PG. 688
W.C.D.R.

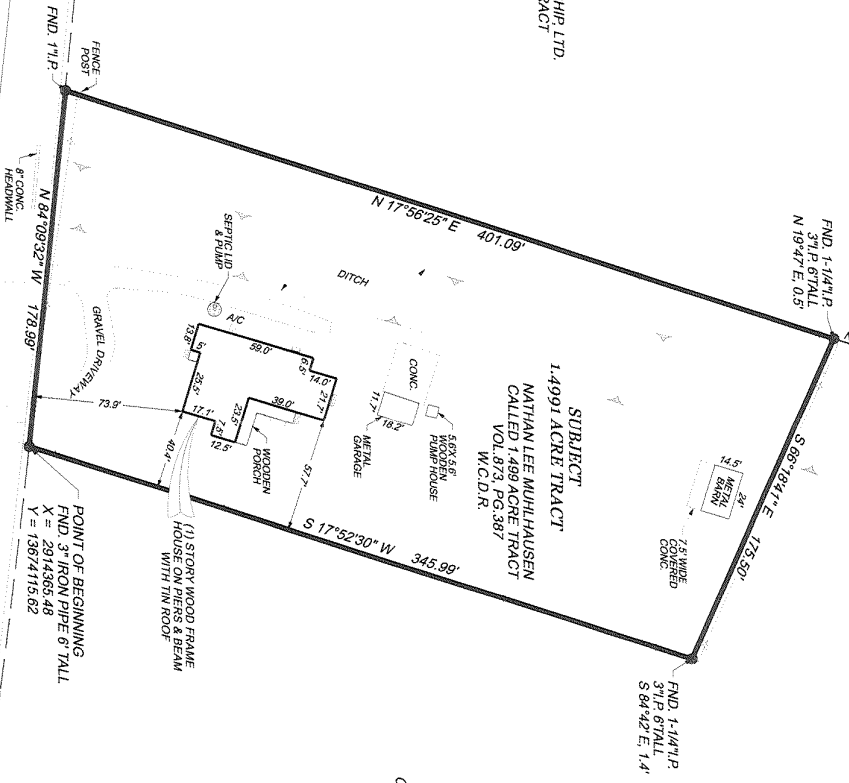
GARY MIELSCH
CALLED 84.849 ACRE TRACT
VOL. 480, PG. 483
W.C.D.R.



W.M. Patrick Doyle

TEXAS STATE HIGHWAY F.M. 1301 (80' R.O.W.)

T. & N. O. RAILROAD PALACIOS BRANCH (100' R.O.W.)



POINT OF BEGINNING
FND. 3\"/>

**SURVEY PLAT OF A
1.4991 ACRE TRACT**

BECING ALL THAT CERTAIN
**NATHAN & MORGAN MUHLHAUSEN
CALLED 1.499 ACRE TRACT**
AS RECORDED IN
VOLUME 462, PAGE 53

WHARTON COUNTY DEED RECORDS
IN THE
BARTLETT SIMS 1/2 LEAGUE
ABSTRACT 57
OF
WHARTON COUNTY, TEXAS

DANIEL PELUGHAUPT & REBEKAH HAUDUCEK
G.F. NO.: 2017-0751
4439 F.M. 1301

D&W Doyle & Wachstetter, Inc.
SURVEYING AND MAPPING GIS GIS
1000 W. WASHINGTON ST. SUITE 1000
DALLAS, TEXAS 75201
PHONE: 972.265.2632 FAX: 972.265.9940

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Doyle & Wachtstetter, Inc.

Surveying and Mapping • GPS/GIS • Pipeline Integrity
High Density 3D Laser Scanning • Robotic Imaging HD
Aerial Topographic Surveying • RTK/UAV Imagery

**DANIEL G. PFLUGHAUPT & REBEKAH LEE HAJDUEK, 1.4991 ACRE TRACT
BARTLETT SIMS ½ LEAGUE, ABSTRACT 57
WHARTON COUNTY, TEXAS
PAGE 1 OF 2**

ALL THAT CERTAIN 1.4991 ACRE TRACT of land lying and situated in the Bartlett Sims ½ League, Abstract 57, Wharton County, Texas, being all that certain called 1.499 acre tract of land conveyed by warranty deed on January 11, 2012 from Barbara S. Mendoza to Nathan and Morgan Muhlhausen, as recorded in Volume 873, Page 387 of the Wharton County Official Records (W.C.O.R.), the herein described 1.4991 acre tract hereby conveyed and being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD83), in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths (S.F.= 0.99986306205) as follows:

BEGINNING at a 3" iron pipe 6 feet tall found marking the southeast corner of aforementioned all that certain called 1.499 acre tract of land conveyed by warranty deed on January 11, 2012 from Barbara S. Mendoza to Nathan and Morgan Muhlhausen, as recorded in Volume 873, Page 387 of the W.C.O.R., same being the most southerly southwest corner of all that certain called 170.731 acre tract of land conveyed by warranty deed on September 11, 2002 from Kay T. Danziger to Gary and Teresa Mielsch, as recorded in Volume 480, Page 483 of the W.C.O.R. and being located in the northern boundary line of the 80 foot wide right-of-way of Texas State Highway F.M. 1301, for the southeast corner of the herein described 1.4991 acre tract, said **Point of Beginning** located at Texas State Plane coordinate X=2914365.48 and Y=13674115.62;

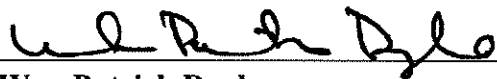
THENCE North 84°09'32" West, coincident with the southern boundary line of said Nathan and Morgan Muhlhausen called 1.499 acre tract, same being the northern right-of-way boundary line of said F.M. 1301, a distance of 178.99 feet to a 1" iron pipe found marking the southeast corner of all that certain called 187.38 acre tract of land conveyed by warranty deed on April 3, 1997 from the Winston Family Educational Trust to Viktorin Family Partnership, Ltd., as recorded in Volume 229, Page 688 of the W.C.O.R., for the southwest corner of the herein described 1.4991 acre tract, at position X=2914187.44 and Y=13674133.83;

THENCE North 17°56'25" East, coincident with the western boundary line of said Nathan and Morgan Muhlhausen called 1.499 acre tract, same being the eastern boundary line of said Viktorin Family Partnership, Ltd. called 187.38 acre tract, a distance of 401.09 feet to a 1-¼" iron pipe found marking the most westerly southwest corner of said Gary and Teresa Mielsch called 170.731 acre tract, for the northwest corner of the herein described 1.4991 acre tract, at position X=2914310.97 and Y=13674515.36;

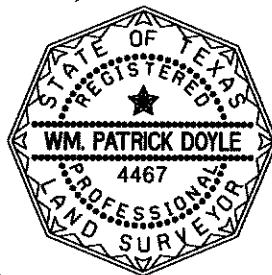
**DANIEL G. PFLUGHAUPT & REBEKAH LEE HAJDUEK, 1.4991 ACRE TRACT
BARTLETT SIMS ½ LEAGUE, ABSTRACT 57
WHARTON COUNTY, TEXAS
PAGE 2 OF 2**

THENCE South 66°18'41" East, coincident with the northern boundary line of said Nathan and Morgan Muhlhausen called 1.499 acre tract, same being the southern boundary line of said Gary and Teresa Mielsch called 170.731 acre tract, a distance of 175.50 feet to a 1-¼" iron pipe found marking an interior corner of said Gary and Teresa Mielsch called 170.731 acre tract, for the northeast corner of the herein described 1.4991 acre tract, at position X=2914471.66 and Y=13674444.86;

THENCE South 17°52'30" West, coincident with the eastern boundary line of said Nathan and Morgan Muhlhausen called 1.499 acre tract, same being the western boundary line of said Gary and Teresa Mielsch called 170.731 acre tract, a distance of 345.99 feet to the **POINT OF BEGINNING**, containing 1.4991 acres of land, more or less.



Wm. Patrick Doyle
Registered Professional Land Surveyor
Texas Registration Number 4467
September 29, 2017



This description is based on a survey, a plat of which, dated September 21, 2017 is on file in the office of Doyle & Wachtstetter, Inc.
Legal\Pat\Legal Description 1.4991 Acre Muhlhausen Tract 4439 FM1301.doc

U.S. DEPARTMENT OF HOMELAND SECURITY
 Federal Emergency Management Agency
 National Flood Insurance Program

OMB No. 1660-0008
 Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Daniel G Pflughaupt and Rebekah Lee Hajducek				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 4439 FM 1301				Company NAIC Number:	
City Wharton		State Texas		ZIP Code 77488	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) 1.50 Acre Tract 16A, in the Bartlett Sims 1/2 League, Abstract 57, Wharton County, TX					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential Subdivision Lot</u>					
A5. Latitude/Longitude: Lat. <u>29°18'55.36" N</u> Long. <u>96°01'53.67" W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>5</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>0</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>0</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Wharton County Incorporated Area 480652			B2. County Name Wharton		B3. State Texas
B4. Map/Panel Number 48481C 0360	B5. Suffix E	B6. FIRM Index Date 04/05/2006	B7. FIRM Panel Effective/ Revised Date 04/05/2006	B8. Flood Zone(s) A	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) N/A
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 4439 FM 1301			Policy Number:
City Wharton	State Texas	ZIP Code 77488	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: HGCS D 78 Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

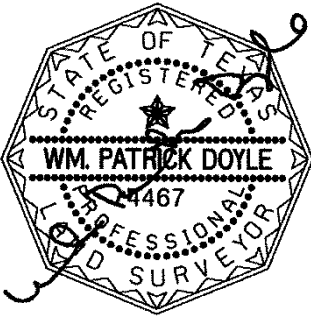
Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 95.2 feet meters
- b) Top of the next higher floor N/A feet meters
- c) Bottom of the lowest horizontal structural member (V Zones only) N/A feet meters
- d) Attached garage (top of slab) N/A feet meters
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 93.9 feet meters
- f) Lowest adjacent (finished) grade next to building (LAG) 93.3 feet meters
- g) Highest adjacent (finished) grade next to building (HAG) 93.4 feet meters
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support N/A feet meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name Wm. Patrick Doyle	License Number TX RPLS #4467	
Title Registered Professional Land Surveyor		
Company Name Doyle & Wachtstetter, Inc.		
Address 131 Commerce Street		
City Clute	State Texas	
Signature Wm. Patrick Doyle	Date 05/23/2017	Telephone (979) 265-3622

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
Elevation Certificate for 1.50 Acres, Tract 16A, in the Bartlett Sims 1/2 League, Abstract 57, Wharton County, TX.
PID:, Geo ID:
C2e AC Unit

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 4439 FM 1301			Policy Number:	
City Wharton	State Texas	ZIP Code 77488	Company NAIC Number	
SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)				
For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.				
E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).				
a) Top of bottom floor (including basement, crawlspace, or enclosure) is	1 . 8	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	<input checked="" type="checkbox"/> above or <input type="checkbox"/> below the HAG.	
b) Top of bottom floor (including basement, crawlspace, or enclosure) is	1 . 9	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	<input checked="" type="checkbox"/> above or <input type="checkbox"/> below the LAG.	
E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is				
N/A				
E3. Attached garage (top of slab) is				
N/A				
E4. Top of platform of machinery and/or equipment servicing the building is				
0 . 5				
E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown. The local official must certify this information in Section G.				
SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION				
The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.				
Property Owner or Owner's Authorized Representative's Name N/A				
Address N/A	City N/A	State	ZIP Code	
Signature	Date	Telephone		
Comments				
<input type="checkbox"/> Check here if attachments.				

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 4439 FM 1301			Policy Number:
City Wharton	State Texas	ZIP Code 77488	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number N/A	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
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G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: N/A feet meters Datum N/A

G9. BFE or (in Zone AO) depth of flooding at the building site: N/A feet meters Datum N/A

G10. Community's design flood elevation: N/A feet meters Datum N/A

Local Official's Name N/A	Title N/A
Community Name N/A	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 4439 FM 1301			Policy Number:
City Wharton	State Texas	ZIP Code 77488	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption : Front View

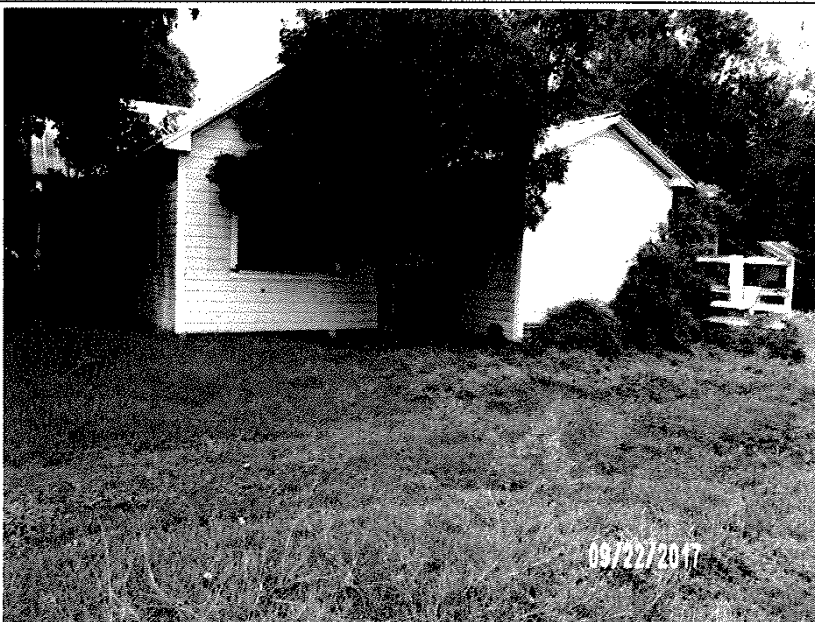


Photo Two

Photo Two Caption : Rear View

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 4439 FM 1301			Policy Number:
City Wharton	State Texas	ZIP Code 77488	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo One

Photo One Caption : Left Side View



Photo Two

Photo Two Caption : Right Side View