



Scale: 1" = 40'

- Note:**
1. 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.
  2. This property is subject to the rights of the public to any area located within a public roadway, street or alley.
  3. 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.
  4. This property is subject to any and all covenants, restrictions, assessments, conditions and ordinances which may be applicable.
  5. This survey is valid for this transaction only.
  6. Title: Agents National Title Insurance Company Commitment GF No: 22-2358-AT1, effective date July 8, 2022. No attempt was made by Surveyor to independently research or locate easements that may or may not affect Subject Tract.
  7. Property owners must call the pipeline's owner or an official notification center for a precise physical location of all pipelines.

**Survey Plat**

**PROPERTY LOCATION:** 623 N. RICHMOND ROAD - WHARTON, TX 77488

A 0.396 AC. TRACT OF LAND, SITUATED IN THE WILLIAM KINCHELOE LEAGUE, ABSTRACT NO. 38, IN THE CITY OF WHARTON, WHARTON COUNTY, TEXAS, BEING THAT CERTAIN TRACT OF LAND OUT OF LOT ONE (1), BLOCK THIRTY-FOUR (34), OF THE REVISED MAP OF THE CITY OF WHARTON, WHARTON COUNTY, TEXAS, AS PER PLAT THEREOF RECORDED IN VOLUME 163, PAGE 3, ET SEQ; OF THE WHARTON COUNTY DEED RECORDS, CONVEYED FROM TRAVIS SMITH, JR., ETUX TO LEON HUTCHINS IN DEED DATED DECEMBER 15, 1992, RECORDED IN VOLUME 41, PAGE 384, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 0.396 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.

**Flood Hazard Boundary Information:**  
 Property is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "AE", Map No. 48481C0305 F, dated DECEMBER 21, 2018. 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 FIRMA 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.

Dated: August 17, 2018



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

FILE: 623 N Richmond Rd.dwg  
 PROJECT: W\Wharton\City  
 CRD: Cantrell,CRD  
 BY: PV Antiga



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