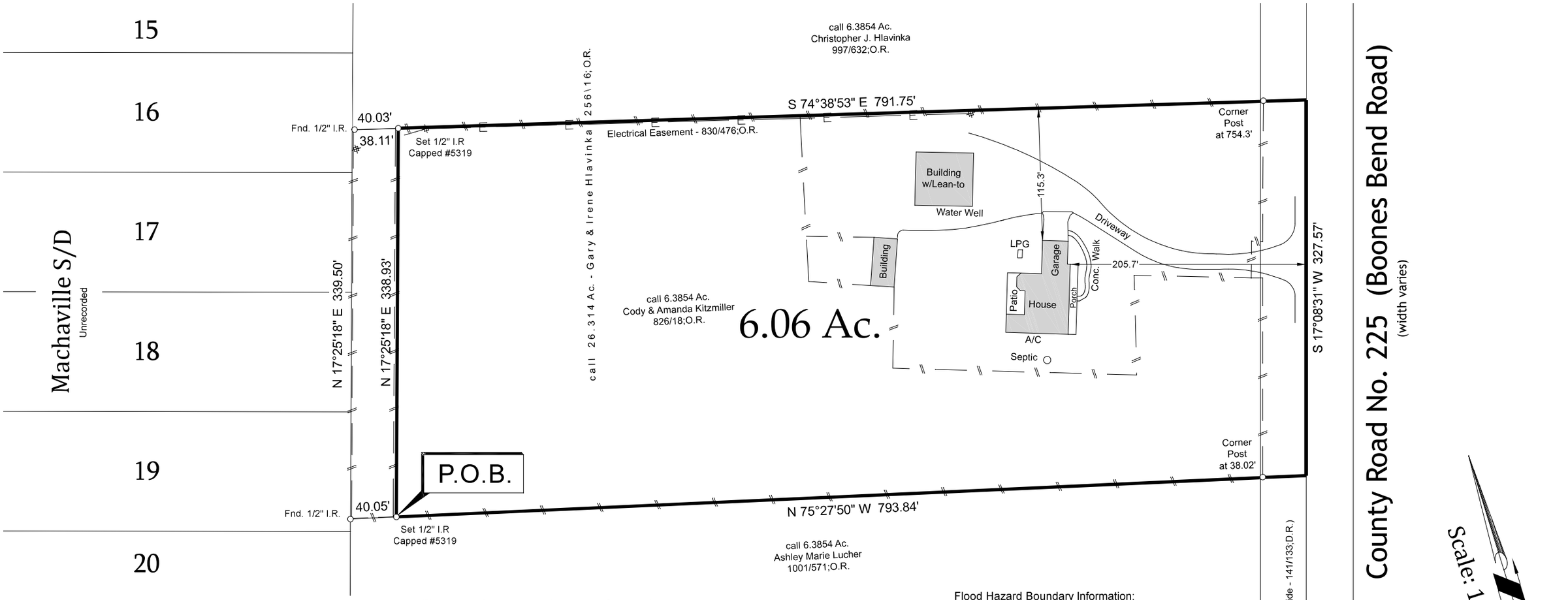


SURVEY PLAT

BORROWER: SAMUEL L. POWERS AND MELISSA L. POWERS PROPERTY LOCATION: 6675 CO. RD. 225 - EAST BERNARD, TX 77435

A 6.06 AC. TRACT OF LAND, SITUATED IN THE DAVID HAMILTON LEAGUE, ABSTRACT NO. 26, WHARTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 6.3854 AC. TRACT OF LAND CONVEYED FROM GARY & IRENE HLAVINKA TO CODY & AMANDA KITZMILLER IN DEED DATED AUGUST 19, 2010, RECORDED IN VOLUME 826, PAGE 18, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 6.06 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: May 16, 2019

STATE OF TEXAS
REGISTERED
ROBERT W. KOLACNY
5319
PROFESSIONAL
LAND SURVEYOR

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

Flood Hazard Boundary Information:
Property is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "X", Map No. 48481C0000 E, dated APRIL 5, 2006. Property IS NOT 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 FIRM 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.

Scale: 1" = 100'

FILE: 6675 CR 225.dwg
PROJECT: W:\FoggyBottom\Winston
CRD: Foggy.CRD
BY: PVA

ROBERT KOLACNY AND ASSOCIATES, LLC
RPLS#5319 FIRM# 10107000
140 S. HOUSTON STREET | WHARTON TEXAS 77488 | 979.532.8056
- Registered Professional Land Surveyors -
OFFICE (979) 532-8056 - kolacny.survey@gmail.com

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RPLS#5319 FIRM# 10107000
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A 6.06 AC. TRACT OF LAND, SITUATED IN THE DAVID HAMILTON LEAGUE, ABSTRACT NO. 26, WHARTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 6.3854 AC. TRACT OF LAND CONVEYED FROM GARY & IRENE HLAVINKA TO CODY & AMANDA KITZMILLER IN DEED DATED AUGUST 19, 2010, RECORDED IN VOLUME 826, PAGE 18, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 6.06 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR REFERENCE begin at a ½ inch iron rod called & found in the West line of a called 26.314 Ac. tract of land conveyed to Gary & Irene Hlavinka (Vol. 256, Pg. 16; O.R.), same being in the East line of unrecorded Machaville Subdivision, for the Northwest corner of a called 6.3854 Ac. tract of land conveyed to Ashley Marie Lucher (Vol. 1001, Pg. 571; O.R.), same being the Southwest corner of said Kitzmiller tract; from which corner, the Southwest corner of said Lucher tract and said 26.314 Ac. tract, bears, South 17 Deg. 25 Min. 18 Sec. West, 340.02 ft. (called South 20 Deg. 17 Min. 26 Sec. West, 340.02 ft.);

THENCE South 75 Deg. 27 Min. 50 Sec. East (called South 72 Deg. 35 Min. 26 Sec. East), with the common line between said Kitzmiller and Lucher, 40.05 ft. to a ½ inch iron rod capped #5319, set for the **Southwest** and BEGINNING corner hereof;

THENCE North 17 Deg. 25 Min. 18 Sec. East, parallel to and 40 ft. East of the common line between said 26.314 Ac. tract and said unrecorded Machaville Subdivision, 338.93 ft. to a ½ inch iron rod capped #5319, set in the North line of said Kitzmiller tract, same being in the South line of a called 6.3854 Ac. tract of land conveyed to Christopher J. Hlavinka (Vol. 997, Pg. 632; O.R.), for the **Northwest corner** hereof;

THENCE South 74 Deg. 38 Min. 53 Sec. East (called South 71 Deg. 42 Min. 50 Sec. East), at 754.3 ft. pass a corner post found in the West margin of COUNTY ROAD NO. 225 (width varies), and in all, 791.75 ft. to a point in the centerline of said COUNTY ROAD NO. 225, same being in the East line of said 26.314 Ac. tract, for the common Eastern corner of said Kitzmiller and Christopher Hlavinka tracts, same being the **Northeast corner** hereof;

THENCE South 17 Deg. 08 Min. 31 Sec. West (called South 20 Deg. 05 Min. 56 Sec. West), with the centerline of said COUNTY ROAD NO. 225, same being with the East line of said 26.314 Ac. tract, 327.57 ft. (call & meas.) to a point for the common Eastern corner of said Kitzmiller & Lucher tracts, same being the **Southeast corner** hereof;

THENCE North 75 Deg. 27 Min. 50 Sec. West (called North 72 Deg. 35 Min. 26 Sec. West), with the common line between said Kitzmiller & Lucher tracts, at 38.02 ft. pass a corner post in the West margin of said COUNTY ROAD NO. 225, and in all, 793.84 ft. to the PLACE OF BEGINNING and containing 6.06 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 16, 2019.



Robert W. Kolacny, RPLS No. 5319

