

Co. Rd. No. 228

S 73°43'55" E

P.O.B.

call 28.84 Ac.
Leigh Ann Blair
1187/46;O.R.

(TRACT NO.1)
(call 68.456 Ac.)
(Sylvia Sanderson)
(1071/122;O.R.)

(TRACT NO.1)
(call 68.456 Ac.)
(Quint H. Sanderson)
(854/313;O.R.)

35.3 Ac.

call 28.84 Ac.
Antonio Macias, Jr.
1288/875;O.R.

(call 28.84 Ac.)
(Kathryn Gay Baca)
(1187/50;O.R.)

Point for corner from
which a Capped I.R. Fnd.
bears N 46°53'45" W 0.38'

(TRACT NO.3)
(call 1.17 Ac.)
(Sylvia Sanderson)
(1071/122;O.R.)

A=183.25'
R=719.39'
D=14°35'41"
B=N 64°43'07" W
182.75'

A=297.87'
R=594.39'
D=28°42'45"
B=S 40°03'42" E
C=294.76'

A=182.50'
R=569.39'
D=18°21'51"
B=S 62°50'02" E
C=181.72'

(TRACT NO.2)
(call 1.37 Ac.)
(Sylvia Sanderson)
(1071/122;O.R.)

F.M. Highway No. 102

S 17°47'47" W
150.00'

150 Ft. R.O.W.
Cane Belt R.R.
3/180;D.R.

Pecan Street

Glen Flora Townsite

First Tract
854/294 & 297;D.R.

Block 8

Block 9

Colorado River

Western River boundary sketched by
H. Chas. Koehl, Jr. in 1979

Eastern River boundary surveyed by
H. Chas. Koehl, Jr. in 1979

6.0 Ac.
Sandbar

East bank of Colorado River per deed (1288/875;O.R.)

Eastern Bank of Colorado River
at "normal flow" 02/22/2023

call 66.9 Ac.
Dale A. McCrohan, etux
294/447;O.R.

Scale: 1" = 300'

LEGEND

- --- 1/2" I.R. Set Capped #5319
- ⊕ --- 1/2" I.R. Found
- ⊗ --- 5/8" I.R. Found
- ◆ --- Spindle Set
- ⊗ --- Capped I.R. Found

Note:

- 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.
- This property is subject to the rights of the public to any area located within a public roadway, street or alley.
- 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.
- This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
- This survey is valid for this transaction only.
- Title: No Title Commitment was provided to Surveyor. No attempt was made by Surveyor to independently research or locate easements that may or may not affect Subject Tract.
- Property owners must call the pipeline's owner or an official notification center for a precise physical location of all pipelines.
- This property may be subject to the changes in boundary caused by forces of erosion, avulsion and/or accretion of waterways.

Northeast and Eastern bank of the Colorado River
at "normal flow"

LINE	BEARING	DISTANCE
1	N 25°23' W	54.2'
2	N 34°49' W	70.5'
3	S 72°11' W	23.3'
4	N 39°43' W	132.1'
5	N 30°29' W	78.2'
6	N 22°09' W	88.5'
7	N 06°33' W	59.5'
8	N 03°58' E	97.8'
9	N 17°36' E	116.9'
10	N 26°19' E	116.4'
11	N 27°10' E	53.3'
12	N 55°55' E	35.1'
13	N 33°13' E	334.6'
14	N 33°07' E	137.4'
15	N 41°27' E	198.6'
16	N 12°44' E	72.8'
17	N 25°57' W	21.9'
18	N 35°25' E	62.2'
19	N 23°12' E	107.6'
20	N 32°20' E	103.2'
21	N 14°44' E	168.5'
22	N 12°38' W	234.2'
23	N 26°09' W	258.8'
24	N 23°43' W	293.4'
25	N 19°28' W	15.0'

Survey Plat

A 35.3 AC. TRACT OF LAND, SITUATED IN THE ROBERT KUYKENDALL LEAGUE, ABSTRACT NO. 40, WHARTON COUNTY, TEXAS, BEING THAT CERTAIN CALLED 28.84 AC. TRACT OF LAND CONVEYED FROM KATHRYN GAY BACA TO ANTONIO MACIAS, JR. IN DEED DATED NOVEMBER 9, 2022, RECORDED IN VOLUME 1288, PAGE 875, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS [INCLUDING AN EXTRA 6 ACRES OF SANDBAR THAT IS OUTSIDE THE DEED RIVER BANK MEANDER CALLS]; SAID 35.3 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

NOTE: Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.

I, Robert W. Kolacny, Registered Professional Land Surveyor No. 5319, do hereby certify that the foregoing Plat correctly describes results of a Survey made under my supervision on the ground, February 23, 2023.



[Signature]

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



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