



ROBERT KOLACNY

AND ASSOCIATES, LLC

RPLS#5319

FIRM# 10107000

140 S. HOUSTON STREET | WHARTON TEXAS 77488 | 979.532.8056 | KOLACNY.SURVEY@GMAIL.COM



EASEMENT 1

A 30 FT. EASEMENT TRACT OF LAND, SITUATED IN THE LYMAN CONKRITE LEAGUE, ABSTRACT NO. 16, WHARTON COUNTY, TEXAS, BEING OUT OF THAT CERTAIN CALLED 28.0671 AC. TRACT OF LAND [OFF THE EAST END OF LOT 4, OF THE *PETERS PARTITION*, A COPY OF WHICH PLAT IS INCLUDED IN DEED RECORDED AT VOLUME 427, PAGE 36-39, OF THE WHARTON COUNTY DEED RECORDS] CONVEYED FROM JEROME WILLIAM KARSTEDT, ETUX TO JOHN W. WINZENRIED, ETUX IN DEED DATED APRIL 4, 1983, RECORDED IN VOLUME 610, PAGE 770, OF THE WHARTON COUNTY DEED RECORDS; SAID EASEMENT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR REFERENCE begin at a point in COUNTY ROAD NO. 390-A (meas. 60 ft. wide), for the Southeast corner of a called 30.0022 Ac. tract of land conveyed to Steve Bronikowsky, etux (Vol. 646, Pg. 664; O.R.), same being the Northeast corner of said 28.0671 Ac. tract, the Northeast corner of a 30-FOOT ACCESS EASEMENT (Slide: 3118; Plat Cabinet III), and the Northeast corner of a 3.00 Ac. Tr. A, this day surveyed;

THENCE South 87 Deg. 17 Min. 59 Sec. West (called West), with the common line between said 28.0671 Ac. and 30.0022 Ac. tracts, at 29.26 ft. pass a 1- $\frac{1}{4}$ inch iron pipe found in the West margin of COUNTY ROAD NO. 390-A, and in all, 720.73 ft. to a $\frac{1}{2}$ capped iron rod found for the Northwest corner of said 30-FOOT ACCESS EASEMENT, same being the **Northeast** and **BEGINNING** corner hereof;

THENCE South 02 Deg. 42 Min. 01 Sec. East, 30.00 ft. to a capped iron rod called & found for the Southwest corner of said 30-FOOT ACCESS EASEMENT, same being the Northwest corner of the *Winzenried Division* (Slide: 3118; Plat Cabinet II), an Interior corner of Tr. A, and the **Southeast** corner hereof;

THENCE South 87 Deg. 17 Min. 59 Sec. West, parallel to and 30 Ft. South of the common line between said 28.0671 Ac. and 30.0022 Ac. tracts, 1588.68 ft. to a point in the common line between 4.00 Ac. Tr. E, this day surveyed and 7.00 Ac. Tr. F, this day surveyed for the **Southwest** corner hereof;

THENCE North 02 Deg. 42 Min. 01 Sec. West, 30 ft. to a $\frac{1}{2}$ inch iron rod capped #5319, set in the common line between said 28.0671 Ac. and 30.0022 Ac. tracts for the common Northern corner of Tr. E & Tr. F, same being the **Northwest** corner hereof;

THENCE North 87 Deg. 17 Min. 59 Sec. East (called East), with the common line between said 28.0671 Ac. and 30.0022 Ac. tracts, 1588.68 ft. to the **PLACE OF BEGINNING**.

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, October 20, 2023.

Robert W. Kolacny, RPLS No. 5319



EASEMENT 2

A 30 FT. EASEMENT TRACT OF LAND, SITUATED IN THE LYMAN CONKRITE LEAGUE, ABSTRACT NO. 16, WHARTON COUNTY, TEXAS, BEING OUT OF THAT CERTAIN CALLED 28.0671 AC. TRACT OF LAND [OFF THE EAST END OF LOT 4, OF THE *PETERS PARTITION*, A COPY OF WHICH PLAT IS INCLUDED IN DEED RECORDED AT VOLUME 427, PAGE 36-39, OF THE WHARTON COUNTY DEED RECORDS] CONVEYED FROM JEROME WILLIAM KARSTEDT, ETUX TO JOHN W. WINZENRIED, ETUX IN DEED DATED APRIL 4, 1983, RECORDED IN VOLUME 610, PAGE 770, OF THE WHARTON COUNTY DEED RECORDS; SAID EASEMENT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR REFERENCE begin at a point in COUNTY ROAD NO. 390-A (meas. 60 ft. wide), for the Southeast corner of a called 30.0022 Ac. tract of land conveyed to Steve Bronikowsky, etux (Vol. 646, Pg. 664; O.R.), same being the Northeast corner of said 28.0671 Ac. tract, the Northeast corner of a 30-FOOT ACCESS EASEMENT (Slide: 3118; Plat Cabinet III), and the Northeast corner of a 3.00 Ac. Tr. A, this day surveyed;

THENCE South 87 Deg. 17 Min. 59 Sec. West (called West), with the common line between said 28.0671 Ac. and 30.0022 Ac. tracts, at 29.26 ft. pass a 1- $\frac{1}{4}$ Inch Iron pipe found in the West margin of COUNTY ROAD NO. 390-A, and in all, 2309.42 ft. to a $\frac{1}{2}$ Inch Iron rod capped #5319, set for the Northwest corner of 4.00 Ac. Tr. E, this day surveyed, same being the Northeast corner of 7.00 Ac. Tr. F, this day surveyed, and the **Northeast** and **BEGINNING** corner hereof;

THENCE South 02 Deg. 42 Min. 01 Sec. East, with the West line of Tr. E, 238.48-ft. to a $\frac{1}{2}$ inch iron rod capped #5319, set for the Northeast corner of a 3.00 Ac. Tr. G, this day surveyed, same being the Southeast corner of said Tr. F, and the **Southeast** corner hereof;

THENCE South 87 Deg. 17 Min. 59 Sec. West, 30.00 ft. to a point for the **Southwest** corner hereof;

THENCE North 02 Deg. 42 Min. 01 Sec. West, 238.48 ft. to a point in the South line of said 30.0022 Ac. tract for the **Northwest** corner hereof;

THENCE North 87 Deg. 17 Min. 59 Sec. East (called East), with the common line between said 28.0671 Ac. and 30.0022 Ac. tracts, 30.00 ft. to the **PLACE OF BEGINNING** and containing 7.00 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, October 20, 2023.



Robert W. Kolacny, RPLS No. 5319



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STATE OF TEXAS COUNTY OF WHARTON
I, hereby certify that this document was filed on the date
and time stamped and was recorded
on 05/14/2025 4:48 PM

2025-00002503

Barbara Swatek



COUNTY CLERK Wharton County, Texas
By: UP Deputy