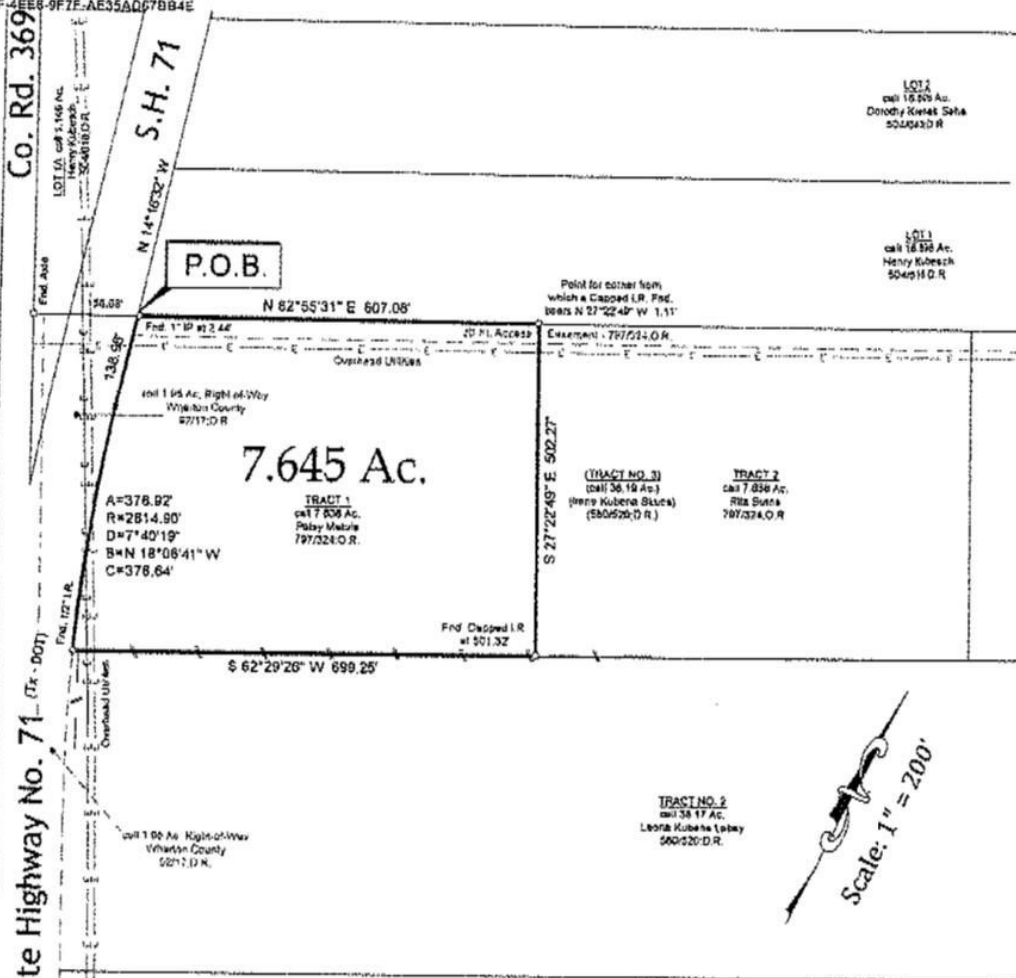


date: _____



- 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 in any area located within a public roadway, street or alley.
 - Fences are shown in their general location 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 easements, restrictions, assessments, conditions and ordinances which may be applicable.
 - This survey is valid for this transaction only.
 - The Agents National Title Insurance Commitment (CF No.: 22-25)-KTX, Effective Date: 11/20/2022, R.N. 8, 4th ID, the following may affect subject tract:
 - h. Easement and/or Right-of-Way dated February 12, 1972, from Irene Skiva, et al to Cent of Power and Light Company, recorded in Volume 423, Page 536, Deed Record, Wharton County, Texas. ***NO CENTERLINE DESCRIPTION***
 - i. Easement and/or Right-of-Way dated February 11, 1972, from Leonard Kubera, et al, to Central Power and Light Company, recorded in Volume 423, Page 581, Deed Record, Wharton County, Texas. ***NO CENTERLINE DESCRIPTION***
 - j. Right-of-Way and Private Sale Agreement dated November 19, 1985, from Leonard Kubera, et al, to Chase Energy, Inc., recorded in Volume 692, Page 616, Official Records, Wharton County, Texas. ***NO CENTERLINE DESCRIPTION***
 - k. Right of Way and Private Sale Agreement dated November 19, 1985, from Leonard Kubera et al to Chase Energy, Inc., recorded in Volume 692, Page 619, Official Records, Wharton County, Texas. ***NO CENTERLINE DESCRIPTION***
 - 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 owner or an official notification center for a precise physical location of all pipelines.

Survey Plat

A 7.645 AC. TRACT OF LAND, SITUATED IN THE JOHN S. EVANS SURVEY, ABSTRACT NO. 21, WHARTON COUNTY, TEXAS, BEING THAT CERTAIN CALLED 7.838 AC. TRACT OF LAND REFERRED TO AS TRACT 1, CONVEYED FROM KATHLEEN ANDERSON, ETAL TO PATSY MATULA IN PARTITION DEED DATED 2009, RECORDED IN VOLUME 797, PAGE 324, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 7.645 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, November 30, 2022.



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



140 E. HOUSTON STREET | WHARTON TEXAS 77488 | 979.532.8056
 - Registered Professional Land Surveyors -
 OFFICE (979) 532-8056 - kolacny.survey@gmail.com

FILE: Patsy Matula Tract.dwg
 PROJECT: Wharton County Line
 CRD: GOR078.CRD
 BY: PV Arlaga