

E. C.  
A  
OGDEN  
-543

FND.  
1-1/4" IP

961.27'

5/8" IR SET  
AT 119.64' EAST

FND.  
5/8" IR

1348.73'

P.O.B.

(DRAINAGE DITCH)

660.00'

SOUTH

722/116; D.R.  
CALLED 5 AC.

20.685 AC.  
19.231 AC. Net

(80 AC. - 448/691; D.R.)

CALLED 48.31 AC.  
VOL. 569, PG. 622; D.R.

ELECT. ESMT.  
(87/392; D.R.)

6.00 AC.  
VOL. 541, PG. 765; D.R.

MEADOW VIEW TERRACE  
UNRECORDED SUBDIVISION

## SURVEY PLAT

SHOWING A 20.685 AC. TRACT OF LAND, SITUATED IN THE E. C. OGDEN (E.T.R.R.) SURVEY NO 36, ABSTRACT NO. 543, WHARTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 80 AC. TRACT OF LAND, BEING THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER (N/2 OF SE/4) OF SAID SURVEY NO. 36, DESCRIBED IN DEED DATED OCTOBER 1, 1974, FROM GEORGE J. BUEHLER, JR. AND WIFE, ANN LEONA BUEHLER TO J. V. DORNAK AND WIFE, GENEVIEVE A. DORNAK AND RECORDED IN VOLUME 448, PAGE 691, OF THE WHARTON COUNTY DEED RECORDS, SAID 20.685 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

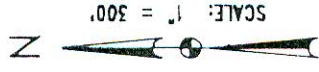
ROBERT J. KOLACNY AND ASSOCIATES

Registered Professional Land Surveyor - Registered Professional Engineer  
140 S. Houston - Wharton, TX 77468 - PH. 409/532-8056 - FAX 409/532-0342

Robert J. Kolacny, RPLS No. 2320  
File: PBAILEY.PLT

FILE: PBAILEY  
AC-40  
BY: CLC

I, Robert J. Kolacny, Registered Professional Land Surveyor No. 2320, do hereby certify that the foregoing Plat correctly describes results of a Survey made under my supervision on the ground, November 8, 1994.



SCALE: 1" = 300'

E. T. R. R. A - 212

NO. 71

STATE HIGHWAY

SOUTH - 660.00'

FND. 1-1/4" IP

(1.454 AC. In Rd.)

EAST 330.00'

FND. 5/8" IR AT 234.0'

NORTH 66.29'

FND. 1-1/4" IP

WEST 96.00'

# ROBERT J. KOLACNY AND ASSOCIATES

*Registered Professional Land Surveyor - Registered Professional Engineer*  
140 S. Houston - Wharton, TX 77468 - PH. 409/532-8056 - FAX 409/532-0342

A 20.685 AC. TRACT OF LAND, SITUATED IN THE E. C. OGDEN (E.T.R.R.) SURVEY NO. 36, ABSTRACT NO. 543, WHARTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 80 AC. TRACT OF LAND, BEING THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER (N/2 OF SE/4) OF SAID SURVEY NO. 36, DESCRIBED IN DEED DATED OCTOBER 1, 1974, FROM GEORGE J. BUEHLER, JR. AND WIFE, ANN LEONA BUEHLER TO J. V. DORNAK AND WIFE, GENEVIEVE A. DORNAK AND RECORDED IN VOLUME 448, PAGE 691, OF THE WHARTON COUNTY DEED RECORDS; SAID 20.685 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR REFERENCE begin at a 1-1/4 inch iron pipe found at the intersection of the North line of said 80 Ac. tract and in the West line of STATE HIGHWAY NO. 71, same being in the North line of a called 5 Ac. tract (Vol. 722, Pg. 116; D.R.) and in the South line of the Northeast Quarter (NE/4) of said SURVEY NO. 36 (Vol. 398, Pg. 221; D.R.);

THENCE WEST, with the North line of said 80 Ac. tract, same being with the common line between said Northeast Quarter (NE/4) and said Southeast Quarter (SE/4) of said SURVEY NO. 36, 234.0 ft. to a 5/8 inch iron rod found for the **upper Northeast** and BEGINNING corner hereof, same being the Northwest corner of said 5 Ac. tract;

THENCE SOUTH, 660.00 ft. to a 5/8 inch iron found for an **interior corner** hereof, same being the Southwest corner of said 5 Ac. tract;

THENCE EAST, at 234.0 ft. pass a 5/8 inch iron rod found in the West line of said STATE HIGHWAY NO. 71, and in all, 330.00 ft. to a point in the East line of said SURVEY NO. 36, same being in the East line of said 80 Ac. tract for the **lower Northeast corner** hereof, same being the Southeast corner of said 5 Ac. tract;

THENCE SOUTH, with the East line of said SURVEY NO. 36, 660.00 ft. to a point for the **Southeast corner** hereof, same being the Southeast corner of said 80 Ac. tract;


THENCE WEST, 96.00 ft. to a 1-1/4 inch iron pipe found in the West line of said STATE HIGHWAY NO. 71, for the **Southwest corner** hereof, same being the Southeast corner of a called 48.31 Ac. tract (Vol. 569, Pg. 622; D.R.);

THENCE NORTH, 66.29 ft. (called 66.22 ft.), to a 1 inch iron pipe found for an **interior corner or angle point** hereof, same being a corner of said 48.31 Ac. tract;

THENCE North 51 Deg. 37 Min. 00 Sec. West, generally with the centerline of TADPOLE CREEK, 2019.11 ft. (called 2019.16 ft.) to a point in the North line of said 80 Ac. tract for the **WEST corner** hereof, same being a corner of said 48.31 Ac. tract; from which corner a 1-1/4 inch iron pipe found for the Northwest corner of said 80 Ac. and said 48.31 Ac. tracts bears, WEST, 961.27 ft.;

THENCE EAST, with the North line of said 80 Ac. tract, same being with the common line between said Northeast Quarter (NE/4) and said Southeast Quarter (SE/4) of said SURVEY NO. 36, at 119.64 ft. pass a 5/8 inch iron rod set, and in all, 1348.73 ft. to the PLACE OF BEGINNING and containing 20.685 Ac. of land.

I, Robert J. Kolacny, Registered Professional Land Surveyor No. 2320, do hereby certify that the foregoing Field Note Description correctly describes results of a Survey made under my supervision on the ground, November 8, 1994.

  
Robert J. Kolacny, RPLS No. 2320  
File:PBAILEY.FND



SCHEDULE B - con't.

GF Number: 94-1021

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Mortgagee Policy Only.)
9. The following matter(s) and all terms of the documents creating or offering evidence of the matters. (We must insert matters or delete this exception)
  - (a) Rights of parties in possession. (Owners Policy only)
  - (b) Any visible or apparent roadway or easement, over or across the subject property, the existence of which does not appear of record. (Owners policy only.)
  - (c) Easement for electrical transmission line shown in instrument from W. K. Connor, et al to Central Power & Light Co. dated April 13, 1929, recorded in Volume 87, Page 392 of the Wharton County Deed Records.
  - (d) 32 foot wide easement for road along East line of subject tract shown in instrument from Texas Land & Cattle Co. to L. W. Dalbey, et al dated January 25, 1906, recorded in Volume 14, Page 382 of the Wharton County Deed Records.
  - (e) 15 foot wide easement for widening road along East line of subject tract shown in instrument from Mark Connor Clark, et al to State of Texas dated January 15, 1963, recorded in Volume 354, Page 73 of the Wharton County Deed Records.
  - (f) Easement for drainage ditch shown in instrument from Texas Land & Cattle Co. to L. W. Dalby, et al dated January 25, 1906, recorded in Volume 14, Page 382 of the Wharton County Deed Records..
  - (g) Full mineral interest, the royalties, bonuses, rentals and all other rights in connection with said mineral rights, as reserved in perpetuity in instrument dated January 6, 1973, executed by Guy F. Stovall, Jr., et al in favor of George J. Buehler, Jr., et ux, recorded in Volume 431, Page 371 of the Wharton County Deed Records. Title to said mineral interest not checked subsequent to the date of aforesaid instrument.