



ROBERT KOLACNY AND ASSOCIATES, LLC

RPLS#5319 FIRM# 10107000
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A 51.07 AC. TRACT OF LAND, SITUATED IN THE ROBERT KUYKENDALL LEAGUE, ABSTRACT NO. 40, WHARTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 1515 AC. TRACT OF LAND CONVEYED FROM NANCY D. CORBETT TO DUNCAN CORBETT & JAMES GIBBONS CORBETT IN DEED DATED MAY 5, 1943, RECORDED IN VOLUME 164, PAGE 43, OF THE WHARTON COUNTY DEED RECORDS; BEING ALSO A PORTION OF THAT CERTAIN 750.47 AC. TRACT OF LAND, SURVEYED BY THIS FIRM, JANUARY, 2021, FOR THE JAMES GIBBONS CORBETT FAMILY; SAID 51.07 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR REFERENCE begin at a point in the West line of said 1515 Ac. tract for the Northwest corner of a 10.90 Ac. tract of land, surveyed by this Firm, January, 2021, same being the Southwest corner of a 750.47 Ac. tract of land, surveyed by this Firm, January, 2021, for the Duncan Corbett Family;

THENCE North 17 Deg. 10 Min. 57 Sec. East (called North 20 Deg. East), with the West line of said 1515 Ac. tract, at 36.52 ft. pass a 1/4 inch iron pipe found at the intersection of the North line of said COUNTY ROAD NO. 228, with the East line of a called 406.55 Ac. tract of land conveyed to John C. Locke (Vol. 907, Pg. 799; O.R.), and in all, 3553.29 ft. to a 1/2 inch iron rod capped #5319, set for the lower Northwest corner of said Duncan Corbett Family 750.47 Ac. tract, same being the lower Southwest corner of said James Gibbons Corbett Family 750.47 Ac. tract, and the Southwest and BEGINNING corner hereof;

THENCE North 17 Deg. 10 Min. 57 Sec. East (called North 20 Deg. East), continuing with the West line of said 1515 Ac. tract, 843.81 ft. to a 1/4 inch iron pipe found for the Northeast corner of said 406.55 Ac. tract, same being the Southeast corner of a called 10 Ac. tract of land conveyed to John E. Cochran (Vol. 419, Pg. 388; D.R.), an angle point in the West line of said James Gibbons Corbett Family 750.47 Ac. tract, and an angle point hereof;

THENCE North 17 Deg. 06 Min. 53 Sec. East (called North 20 Deg. East), continuing with the West line of said 1515 Ac. tract, 793.42 ft. to a 1/2 inch iron rod found for the Northeast corner of said 10 Ac. tract, same being an angle point in the West line of said James Gibbons Corbett Family 750.47 Ac. tract, and an angle point hereof;

THENCE North 18 Deg. 11 Min. 01 Sec. East (called North 20 Deg. East), continuing with the West line of said 1515 Ac. tract, 1344.32 ft. to a point in the centerline of F.M. HIGHWAY NO. 102 (Tx-Dot), for the Southwest corner of an 86.7 Ac. Tract 1, this day surveyed, same being the Northwest corner hereof;

THENCE South 25 Deg. 34 Min. 21 Sec. East, with the centerline of said HIGHWAY, same being with the Southwest line of said Tract 1, 1123.48 ft. to an angle point hereof;

THENCE South 25 Deg. 32 Min. 21 Sec. East, continuing with the centerline of said HIGHWAY, same being with the Southwest line of said Tract 1, and its extension thereof, 1038.40 ft. to a point in the Southwest line of an 86.7 Ac. Tract 3, this day surveyed, for a corner of said Duncan Corbett Family 750.47 Ac. tract, same being a corner of said Duncan Corbett Family 750.47 Ac. tract, an interior corner of said James Gibbons Corbett Family 750.47 Ac. tract, and the Northeast corner hereof;

THENCE South 84 Deg. 05 Min. 36 Sec. West, with a common line between said 750.47 Ac. tracts, at 50.3 ft. pass a 1/2 inch iron rod capped #5319, set in the Southwest margin of said HIGHWAY, and in all, 2039.91 ft. to the PLACE OF BEGINNING and containing 51.07 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, January 14, 2021.

Robert W. Kolacny, RPLS No. 5319



STATE OF TEXAS COUNTY OF WHARTON
I, hereby certify that this document was filed on the date
and time stamped and was recorded
on 03/25/2021 2:13 PM

2021-00001732

Barbara Swath



COUNTY CLERK, Wharton County, Texas
By: Deputy

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