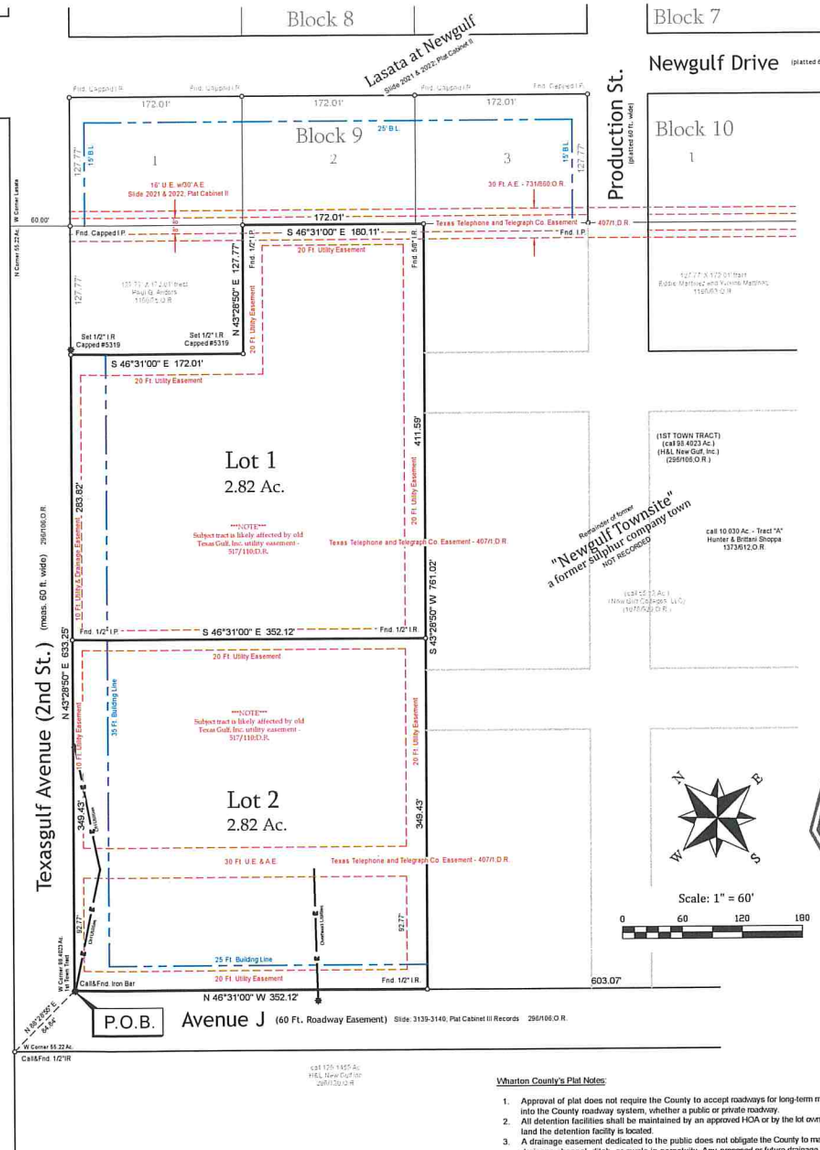
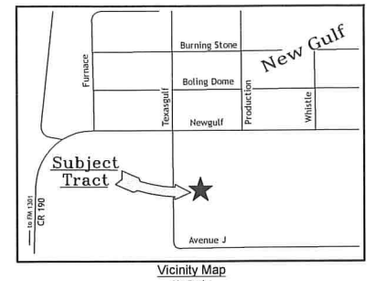
Barbara Svatek County Clerk
File# 2025-00002043
BK 1380 PG 648

Doc ID: 00529550001 Type: OFF
Kind: PLAT
Filed: 04/23/2025 at 11:13:10 AM
Fee Amt: $120.00 Page 1 of 1
Wharton, TX





Vicinity Map
No Scale

METES & BOUNDS

A 5.64 AC. TRACT OF LAND, SITUATED IN THE SETH INGRAM LEAGUE NO. 9, ABSTRACT NO. 33, WHARTON COUNTY, TEXAS, BEING A PORTION OF A CALLED 98.4023 AC. TRACT OF LAND, REFERRED TO AS 1ST TOWN TRACT, CONVEYED FROM PCS PHOSPHATE COMPANY, INC. TO H&L NEW GULF, INC. IN DEED DATED SEPTEMBER 24, 1998, RECORDED IN VOLUME 296, PAGE 106, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS, BEING ALSO A PORTION OF A CALLED 55.22 AC. TRACT OF LAND CONVEYED FROM H AND L NEW GULF, INC. TO NEW GULF COTTAGES, LLC IN DEED DATED NOVEMBER 28, 2017, RECORDED IN VOLUME 1078, PAGE 926, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 5.64 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

FOR REFERENCE begin at a ½ inch iron rod called & found at the intersection of the Southwest line of AVENUE J (60 ft. wide – Slide: 3139-3140, Plat Cabinet III Records, and the Northwest line of TEXASGULF AVENUE (2ND STREET - meas. 60 ft. wide – 296/106, O.R.) for the West corner of said 55.22 Ac. tract.

THENCE North 88 Deg. 28 Min. 55 Sec. East (called South 89 Deg. 58 Min. 28 Sec. East), crossing the intersection of said AVENUE J and TEXASGULF AVENUE, 84.84 ft. (call & meas.) to an iron bar called & found at the Eastern intersection of said AVENUE J and TEXASGULF AVENUE for the West corner of said 98.4023 Ac. 1st Town Tract, same being the West and BEGINNING corner hereof,

THENCE North 43 Deg. 28 Min. 50 Sec. East (called North 45 Deg. 01 Min. 27 Sec. East), with the Southeast line of said TEXASGULF AVENUE, same being with the Northwest line of said 98.4023 Ac. 1st Town Tract, 633.25 ft. to a ½ inch iron rod capped #5319, set for the West corner of a called 127.77 ft. x 172.01 ft. tract of land conveyed to Paul G. Anders (Vol. 1190, Pg. 75; O.R.), same being the Northwest corner hereof, from which corner, a capped iron pipe called & found in the Southwest line of the *Lasata at New Gulf Subdivision* (Slides 2021 & 2022; Plat Cabinet) for the West corner of BLOCK 9, of said *Lasata*, same being the North corner of said Anders tract, bears, North 43 Deg. 28 Min. 50 Sec. East, 127.77 ft.;

THENCE South 46 Deg. 31 Min. 00 Sec. East, 172.01 ft. to a ½ inch iron rod capped #5319, set for the South corner of said Anders tract, same being an interior corner hereof,

THENCE North 43 Deg. 28 Min. 50 Sec. East, 127.77 ft. to a ½ inch iron pipe called & found in the Southwest line of said *Lasata*, for the South corner of Lot 1, and the West corner of Lot 2, of said BLOCK 9, same being the East corner of said Anders tract, and the Northeast corner hereof,

THENCE South 46 Deg. 31 Min. 00 Sec. East (called South 44 Deg. 59 Min. 23 Sec. East), with the Southwest line of said *Lasata*, 180.11 ft. to a ½ inch iron rod found in the Southwest line of Lot 3, of said BLOCK 9, for the East corner hereof,

THENCE South 43 Deg. 28 Min. 50 Sec. West, 761.02 ft. to a ½ inch iron rod found in the Northeast line of said AVENUE J, same being in the South line of said 98.4023 Ac. 1st Town Tract, for the South corner hereof,

THENCE North 46 Deg. 31 Min. 00 Sec. West (called North 44 Deg. 59 Min. 23 Sec. West), with the common line between said AVENUE J and said 98.4023 Ac. 1st Town Tract, 352.12 ft. to the PLACE OF BEGINNING and containing 5.64 Ac. of land.

NOTE:
Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.
Unless a Metes and Bounds Description bearing the Land Surveyor's embossed preamble seal and signature, appears in its entirety, and in its unaltered form, surveyor assumes no responsibility for its accuracy.

ROBERT W. KOLACNY
5319
PROFESSIONAL LAND SURVEYOR

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

THE STATE OF TEXAS
COUNTY OF WHARTON

That, New Gulf Cottages, LLC, owner of the 5.64 Ac. tract described in the above and foregoing map of "New Gulf Cottages Subdivision", does hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and does hereby bind itself, its heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, New Gulf Cottages, LLC does hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, New Gulf Cottages, LLC does hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single-family residential dwelling units thereon (or the placement of mobile homes, RVs, tiny homes, or manufactured homes) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, New Gulf Cottages, LLC does hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

Witness my hand in the County of Wharton, Texas, this 9th day of April, 2025.

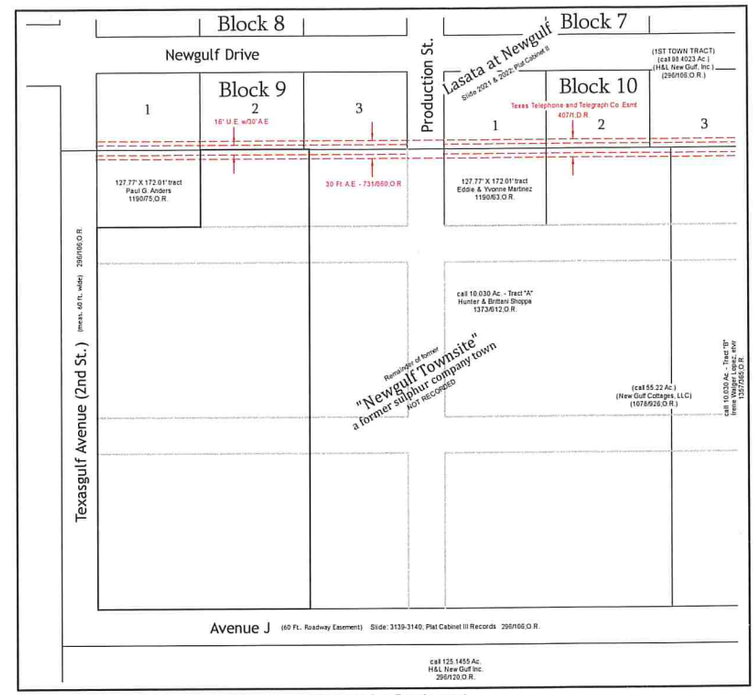
Steven Heinhaus, Manager

THE STATE OF TEXAS
COUNTY OF WHARTON

Before me, the undersigned authority, on this day personally appeared Steven Heinhaus, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that he executed the same for the purposes and considerations therein expressed.

Witness my hand and seal of office,
this 9th day of April, 2025.
By Vanessa M. Stavena
Notary Public in and for the State of Texas

VANESSA M STAVENA
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 09/19/27
NOTARY ID 126260053



Property before Development
Scale: 1" = 100'

THE STATE OF TEXAS
COUNTY OF WHARTON

The above and foregoing Plat was approved by the Commissioners Court of Wharton County, Texas,

this ____ day of ____, 2025.

Richard Zahn
Precinct 1, County Commissioner

Bud Grau
Precinct 2, County Commissioner

Steven Basch
Precinct 3, County Commissioner

Doug Mathews
Precinct 4, County Commissioner

Phillip Spenrath
County Judge

THE STATE OF TEXAS
COUNTY OF WHARTON

I, Robert W. Kolacny, am authorized under the laws of the State of Texas to practice the Profession of Land Surveying. I hereby certify that the above plat is true and correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron monuments.

Dated: October 11, 2024

ROBERT W. KOLACNY
5319
PROFESSIONAL LAND SURVEYOR

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

THE STATE OF TEXAS
COUNTY OF WHARTON

I, Barbara Svatek, County Clerk in and for Wharton County, Texas, hereby certify that the foregoing instrument was filed for recordation in my office on the 23rd day of April, 2025, at 11:13 o'clock A.M. in Slide Number 3389 of the Plat Cabinet III Records, of Wharton County, Texas.

Witness my hand and seal of office, at Wharton, Wharton County, Texas the day and date last above written.

Barbara Svatek
County Clerk, Wharton County, Texas
By: Nijia Garcia
Deputy
Nijia Garcia

COUNTY COURT OF WHARTON COUNTY, TEXAS

Final Short Form Plat of the New Gulf Cottages Subdivision

of a 5.64 Ac. tract of land,
situated in the Seth Ingram League No. 9,
Abstract No. 33, Wharton County, Texas

2 Lots 0 Reserves 1 Block 03/11/2025

Developer:
New Gulf Cottages, LLC
P.O. Box 686
Galveston, TX 76450
979.587.0620

ROBERT KOLACNY AND ASSOCIATES, LLC
340 S. HOUSTON STREET | WHARTON TEXAS 77488 | 979.532.8056
- Registered Professional Land Surveyors -
OFFICE (979) 532-8056 - kolacnysurvey@gmail.com

COUNTY CLERK, Wharton County, Texas
By: _____ Deputy

STATE OF TEXAS COUNTY OF WHARTON
I, hereby certify that this document was filed on the date and time stamped and was recorded on 04/23/2025 11:13 AM
2025-00002043
Barbara Svatek

ERIC MUEGGE
213 N RICHMOND
WHARTON, TX 77488

Flood Hazard Boundary Information:
As of this date (October, 2024), the "New Gulf Cottages Subdivision" is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "X", Community No. 480652, Map No. 48481C0395 F, dated December 21, 2017. Property IS NOT in the area subject to inundation by the 1% annual chance flood event, a.k.a. the 100 Year Flood Plain, as designated on FEMA's National Flood Insurance Program Flood Insurance Rate Map. The National Flood Insurance Program FIRM is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources, or all planimetric features outside Special Flood Hazard Areas. This flood statement does not imply that the property and/or structures located thereon will be free from flooding or flood damage. The flood hazard area is subject to change as detailed studies occur and/or watershed or channel conditions change. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

Note:
1. 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.
2. This property is subject to the rights of the public to any area located within a public roadway, street or alley.
3. This may not be a complete inventory of fences.
4. This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
5. Title: This survey is not a Land Title Survey - 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.
6. Property owners must call the pipeline's owner or an official notification center for a precise physical location of all pipelines.
7. Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.

Wharton County's Plat Notes:
1. Approval of plat does not require the County to accept roadways for long-term maintenance or into the County roadway system, whether a public or private roadway.
2. All detention facilities shall be maintained by an approved HOA or by the lot owners on whose land the detention facility is located.
3. A drainage easement dedicated to the public does not obligate the County to maintain said drainage channel, ditch, or swale in perpetuity. Any proposed or future drainage structures, culverts, driveways, or other structures proposed within a dedicated easement shall be reviewed and approved by the County Engineer prior to installation. In the event a structure, culvert, driveway, or drainage structure is installed without approval by the County Engineer, then the County may remove said structure from the drainage easement at the expense of the landowner.
4. Wharton County will not maintain any private roadways or drives. Maintenance of all private roadways and drives shall be provided by an approved HOA or by the lot owners of the subdivision.
5. Wharton County may, but is not obligated to, provide long-term maintenance of a public roadway or drive within the subdivision.
6. This property is not located within any city's limits or its ETJ.
7. Driveway Requirements:
   a. On publicly dedicated roadways, the County may install driveway culverts but is not obligated to install them.
   b. The County will not install driveway culverts on private roadways.
   c. The County is not required to grant more than one driveway per tract.
   d. All culvert lengths for driveways shall be limited to 40-ft (max.), and driveways shall be spaced a minimum distance of 40-ft from each other (measured from driveway culvert to driveway culvert).
   e. Portions of driveways within County ROW shall be constructed with a minimum of 6-inches of compacted gravel and have a minimum of 6-inches of cover over the culvert.
8. Any existing structure in place at time of plat recordation is considered grandfathered with respect to conflicting easements. Any new structures proposed after plat recordation shall not conflict with any easements or setbacks as shown on this plat.