

Beaty & Moulton Survey
A — 416

Joseph Clements Survey
A — 82

County Road No. 147

G. C. & S. F. R. R. (100')

No. 112

County Road

NE CORNER
BLK. 33

19.000 AC.
13/190; O.R.

FND.
5/8" IR
P.O.B.

PLATTED CANAL (NOT OPEN)

31.898 Ac.
(31.594 Ac.)

BARBED WIRE FENCE

0.304 Ac.

(Approx. Location Pipeline)

CALLED 38.49 AC.
111/483; O.R.

1" IP W/CAP BEARS
S 63°23'11" W — 1.55'

State Highway No. 60

County Road No. 110



Scale:
1" = 400'

PAUL KATZ

A 1.82 AC. TRACT OF LAND, SITUATED IN THE JOSEPH CLEMENTS SURVEY, ABSTRACT NO. 82, WHARTON COUNTY, TEXAS, BEING A PORTION OF THE FORMER 100 FT. WIDE CANE BELT RAILROAD COMPANY RIGHT-OF-WAY THROUGH SAID SURVEY, BEING ALSO A PORTION OF THAT SAME REAL PROPERTY CONVEYED FROM BNSF RAILWAY COMPANY TO TRACY AND JO ANN BOCK IN DEED DATED OCTOBER 26, 2009, RECORDED IN VOLUME 870, PAGE 751, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 1.82 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped $\frac{3}{4}$ inch iron pipe found in the West line of said Railroad R.O.W. for the Southeast corner of a called 0.304 Ac. tract of land once conveyed to Lester Louis Johse (Vol. 132, Pg. 516; O.R.), same being the Northeast corner of a called 38.49 Ac. tract of land conveyed to James R. Morris, etux (Vol. 234, Pg. 289; O.R.), the Northwest corner of a 5.96 Ac. tract of land, this day surveyed, and the **Southwest corner** hereof;

THENCE North 29 Deg. 28 Min. 56 Sec. West, with the West line of said Railroad R.O.W., same being with the East line of said 0.304 Ac. tract, and with the East line of a called 31.594 Ac. tract of land once conveyed to Lester Louis Johse (Vol. 132, Pg. 516; O.R.), 794.84 ft. to an iron rod capped 'Centerpoint' called & found for the Southwest corner of a called 2.51 Ac. tract of land conveyed to Paul Katz (Vol. 901, Pg. 835; O.R.), same being the **Northwest corner** hereof;

THENCE North 60 Deg. 31 Min. 11 Sec. East, 100.00 ft. to a 5/8 inch iron rod capped #5319, set in the common line between said Railroad R.O.W. and COUNTY ROAD NO. 147 (meas. 50 ft. wide), for the Southeast corner of said 2.51 Ac. tract, same being the **Northeast corner** hereof;

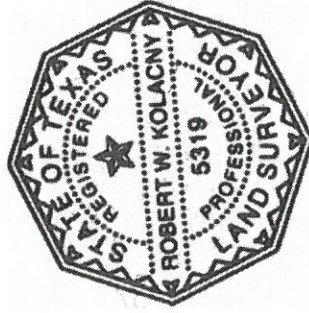
THENCE South 29 Deg. 28 Min. 56 Sec. East, with the common line between said Railroad R.O.W. and COUNTY ROAD NO. 147, 794.90 ft. to a $\frac{1}{2}$ inch iron rod capped #5319, set for the Northeast corner of said 5.96 Ac. tract, same being the **Southeast corner** hereof;

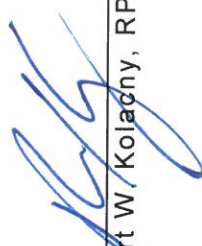
THENCE South 60 Deg. 33 Min. 05 Sec. West, 100.00 ft. to the PLACE OF BEGINNING and containing 1.82 Ac. of land.

NOTE: Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.

NOTE: A Plat accompanies this Metes & Bounds description.

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, April 7, 2016.




Robert W. Kolacny, RPLS No. 5319

call 62.504 Ac.
Center Point Energy Houston Electric, LLC
87321510.R

Co. Rd. No. 147 (meas. 50 ft. wide)

(Former Cane Bell RR)

2.51 Ac.

N 29°28'56" W 1092.32'

S 29°28'56" E 1092.39'

Tracy & Jo Ann Bock
870751.O.R.

N=13,825,298.60'
E=2,923,989.07'

599.51'
call 2.08 Ac.
Paul Katz
804273.O.R.

P.O.B.

(A - 416)
(A - 82)

492.81'

S 60°31'11" W
100.00'

N=13,824,348.16'
E=2,924,528.70'

(Approx. Location Pipeline)

call 0.304 Ac.
TXVLB - Lester Louis Johse
132.516 O.R.

Beaty & Moulton Survey
A - 416

Joseph Clements Survey
A - 82

call 31.898 Ac.
Paul Katz
779141.O.R.
(call 31.594 Ac.)
(TXVLB - Lester Louis Johse)
(132516 O.R.)

NOTE:
PIPELINES AND OTHER IMPROVEMENTS,
NOT SHOWN, MAY OR MAY NOT AFFECT
SUBJECT TRACT.

Block 33

call 19,000 Ac.
JoAnn & Tracy Bock
615487 O.R.

Block 32

Scale: 1" = 200'

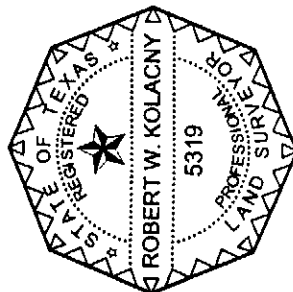
State Highway No. 60 (Tx - DOT)

SURVEY PLAT

A 0.251 AC. TRACT OF LAND, SITUATED IN THE BEATY & MOULTON SURVEY, ABSTRACT NO. 416, AND THE JOSEPH CLEMENTS SURVEY, ABSTRACT NO. 82 WHARTON COUNTY, TEXAS, BEING A PORTION OF THE FORMER 100 FT. WIDE CANE BELL RAILROAD COMPANY RIGHT-OF-WAY THROUGH SAID SURVEY, BEING ALSO A PORTION OF THAT SAME REAL PROPERTY CONVEYED FROM BNSF RAILWAY COMPANY TO TRACY AND JO ANN BOCK IN DEED DATED OCTOBER 26, 2009, RECORDED IN VOLUME 870, PAGE 751, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 2.51 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, March 22, 2012.



Robert W. Kolacny
Registered Professional Land Surveyor No. 5319
Ph. (979) 532-8056 Fax (979) 532-0342

FILE: Katz RR Revised.dwg
PROJECT: W/Wharton/Cay
CRD: Canabell.CRD
BY: PVA

Legend

- 5/8" I.R. Set Capped #5319
- ◆ I.R. Found Capped CenterPoint
- ⊕ 3/4" I.P. Found Capped
- ⊗ 5/8" I.R. Found

Robert Kolacny & Assoc. LLC
- Registered Professional Land Surveyors -

140 S. Houston St. - Wharton, TX 77488
OFFICE (979) 532-8056 - FAX (979) 532-0342

ROBERT KOLACNY & ASSOC. LLC - LAND SURVEYORS

Registered Professional Land Surveyor

140 S. Houston Street · Wharton, TX 77488 · (979) 532-8056 · Fax: (979) 532-0342

PAUL KATZ

A 2.51 AC. TRACT OF LAND, SITUATED IN THE BEATY & MOULTON SURVEY, ABSTRACT NO. 416, AND THE JOSEPH CLEMENTS SURVEY, ABSTRACT NO. 82, WHARTON COUNTY, TEXAS, BEING A PORTION OF THE FORMER 100 FT. WIDE CANE BELT RAILROAD COMPANY RIGHT-OF-WAY THROUGH SAID SURVEY, BEING ALSO A PORTION OF THAT SAME REAL PROPERTY CONVEYED FROM BNSF RAILWAY COMPANY TO TRACY AND JO ANN BOCK IN DEED DATED OCTOBER 26, 2009, RECORDED IN VOLUME 870, PAGE 751, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 2.51 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod (N=13,625,298.80', E=2,923,989.07'), called & found in the West line of said former Cane Belt R.O.W., for the Northeast corner of a called 2.06 Ac. tract of land conveyed to Paul Katz (Vol. 804, Pg. 273; O.R.), same being the Southeast corner of a called 19.00 Ac. tract of land conveyed to JoAnn & Tracy Bock (Vol. 615, Pg. 487; O.R.) and the **Northwest corner** hereof;

THENCE North 60 Deg. 28 Min. 46 Sec. East, 100.00 ft. to a 5/8 inch iron rod capped #5319, set in the East line of said former Cane Belt R.O.W., same being in the West line of COUNTY ROAD NO. 147 (meas. 50 ft. wide), for the **Northeast corner** hereof;

THENCE South 29 Deg. 28 Min. 56 Sec. East, with the common line between said former Cane Belt R.O.W. and said COUNTY ROAD NO. 147, 1092.39 ft. to a 5/8 inch iron rod capped #2320, set in the most Westerly North line of a called 62.504 Ac. tract of land conveyed to Center Point Energy Houston Electric, LLC (Vol. 673, Pg. 215; O.R.) for the **Southeast corner** hereof; from which corner, a capped iron rod called & found in the East margin of said COUNTY ROAD NO. 147, bears, North 60 Deg. 31 Min. 11 Sec. East, 49.83 ft.;

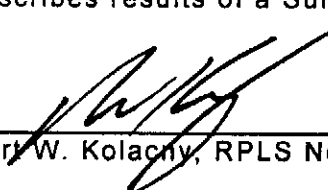
THENCE South 60 Deg. 31 Min. 11 Sec. West, 100.00 ft. to a 5/8 inch iron rod (N=13,624,348.16', E=2,924,526.70') called & found in the West line of said former Cane Belt R.O.W., same being in the East line of a called 31.898 Ac. tract of land conveyed to Paul Katz (Vol. 779, Pg. 141; O.R.) for the Northwest corner of said 62.504 Ac. tract, same being the **Southwest corner** hereof;

THENCE North 29 Deg. 28 Min. 56 Sec. West, with the West line of said former Cane Belt R.O.W., 1092.32 ft. to the PLACE OF BEGINNING and containing 2.51 Ac. of land.

NOTE: Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.

NOTE: A Plat accompanies this Metes & Bounds description.

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, March 22, 2012.


Robert W. Kolacny, RPLS No. 5319

