

SURVEY PLAT FOR ELISA UVALLE AND JOES UVALLE

OF A 10 ACRES TRACT OF LAND SITUATED OUT OF THE NORTHWEST ONE-QUARTER (NW/4) MORRIS & CUMMINGS SECTION NO. 6, ABSTRACT NO. 527 WHARTON COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 150 ACRES TRACT OF LAND CONVEYED BY DEED DATE FEBRUARY 14, 2017 FROM THE VIOLA JOHNSON FAMILY TRUST TO BRECOLE, INC. RECORDED IN VOLUME 1051 PAGE 495 OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS.
(NOTE: BEARINGS BASED ON NAD '83 TEXAS SOUTH CENTRAL ZONE, DISTANCES ARE GRID)

MORRIS & CUMMINGS SEC 3
A - 277

DAVID THORNGUARD AND WIFE MARY K.
CALLED 95.8 ACRES
VOL. 150, PG. 210
W.F.D.R.

L. L. MILLER (M & C) SEC. 4
A - 526

MORRIS & CUMMINGS SEC. 5
A - 278

FOUND 5/8" IR
#4652

CR No. 309

N 87°23'58" E 1209.10'

P.O.B.
SET PK NAIL

SET PK NAIL

70 FOOT WIDE (CALLED IN FEET)
CR. No. 158
VOL. 22, PG. 598

FOUND 1/2" IR
#4652

SET 1/2" IR
#4652

NOTE: WITHIN EASEMENT
APPROXIMATE LOCATION FOR LEAD DESCRIPTION
TYPING EASEMENT
NOTE: WITHIN EASEMENT
APPROXIMATE LOCATION FOR LEAD DESCRIPTION

SURVEYOR'S NOTE:

UNDER SCHEDULE B:

EXCEPTIONS FROM COVERAGE

10- (e) IS NOT ON SUBJECTS
PROPERTY

SURVEY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°23'58" E	223.96'
L2	S 02°35'59" E	1891.58'
L3	S 72°28'05" W	55.80'
L4	S 52°29'50" W	115.53'
L5	S 66°56'57" W	66.51'
L6	S 88°43'40" W	12.98'
L7	N 02°35'59" W	1995.00'

TR. 3
10.000 Acres

TR. 4
10.000 Acres

TR. 5
10.000 Acres

MORRIS & CUMMINGS SEC. 6
A - 527

The undersigned does hereby certify that this survey was this day made on the ground on the property legally described hereon, and is correct, and that there are no discrepancies, conflicts, encroachments, overlapping of improvements, apparent easements or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

Surveyed on the ground under my supervision, January 03 and 30th, 2017
Witness my hand this June 21, 2017

W. E. Wilson (W. E. Wilson)
Registered Professional Land Surveyor No. 4652
9226 Needville Fairchild
Needville, Texas, 77461
713-456-9511 ggs01@comcast.net

NOTE: FLOOD PLAIN DATA: This tract is in Zone X AND A SHADED, per
FEMA Panel No. 4848100675 E, effective date APRIL 05, 2006.

TITLE COMMITMENT NOTE: This Survey reflects and is limited to matters of record affecting this tract called out on Commitment For Title Insurance, Commitment G. F. No. 2017-0588, effective date: May 25, 2017, at 7:00 a. m., issued by Albiant National Title Insurance Company, Inc. Issued by Mid-Coast Title Company Inc., Wharton, Texas.



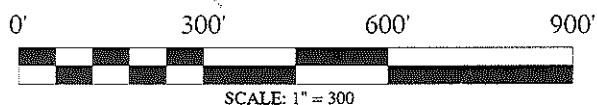
TRACT 10
12.944 Acres

TRACT 11
16.443 Acres

SET 1/2" IR
#4652

TOP BANK OF DITCH
CENTERLINE OF DITCH
AS OF JANUARY 2017
TOP BANK OF DITCH

FOUND 1/2" IR
#4652



FIELD NOTES OF A 10 ACRES TRACT OF LAND SITUATED OUT OF THE NORTHWEST ONE-QUARTER (NW/4) MORRIS & CUMMINGS SECTION NO. 6, ABSTRACT NO. 527 WHARTON COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 150 ACRES TRACT OF LAND CONVEYED BY DEED DATE FEBRUARY 14, 2017 FROM THE VIOLA JOHNSON FAMILY TRUST TO BRECOLE, INC. RECORDED IN VOLUME 1051 PAGE 495 OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS.

(NOTE: BEARINGS BASED ON NAD '83 TEXAS SOUTH CENTRAL ZONE, DISTANCES ARE GRID)

Beginning for reference at a 5/8" iron rod capped #4652 found in place marking the Northwest corner of that certain 160 acres tract of land described as "Tract 3" in a Deed to The Viola Johnson Family Trust recorded in Vol. 329 pg. 528 of the Official Records of Wharton County Texas, the Northwest corner of that certain 10 acres tract out of the Northwest corner of said 160.0 acres, the Northwest corner of the Morris & Cumming Section No. 6, Abstract No. 527 at the intersection of 64' CR #309 with called 64' CR #328 (built 70' wide),

THENCE, N. 87°23'58" E. with the North line of said Section 6, a distance of 1209.10' to a PK nail found for the Northwest corner hereof, and **THE POINT OF BEGINNING**,

THENCE, N. 87°23'58" E. with the North line of said Section 6, a distance of 223.96' to a PK nail set for the Northeast corner hereof;

THENCE, S. 02°35'59" E. at 33.4' passing a 1/2" iron rod capped #4652 set for reference in the South line of said CR #328, at 1800.74' pass a 1/2" iron rod capped #4652 set for reference on line passing the North bank of a Drain Ditch and continuing in all 1891.58' to a point for the Southeast corner hereof in the Center of said Ditch as built this day,

THENCE, with the Center of said Ditch, the following courses and distance, S. 72°28'05" W., 55.80', S. 52°29'50" W., 115.53', S. 66°56'57" W., 66.51', S. 88°43'40" W., 12.98', to a point for the Southwest corner hereof,

THENCE, N. 02°35'59" W., passing said North bank, at 89.24' pass 1/2" iron rod capped #4652 found for reference on line, at 1961.93' pass a 1/2" iron rod capped #4652 found for reference in the South line of said CR #328 and continuing in all 1995.00' to **THE PLACE OF BEGINNING AND CONTAINING 10 ACRES OF LAND, MORE OR LESS.**

Surveyed on the ground under my supervision January 3rd and 30th, 2017
Corners set April 20th, 2017

W. E. Wilson (W. E. Wilson)
Registered Professional Land Surveyor No. 4652
9226 Needville Fairchilds
Needville, Texas, 77461
979-793-3428

