

0' 400' 800' 1200'

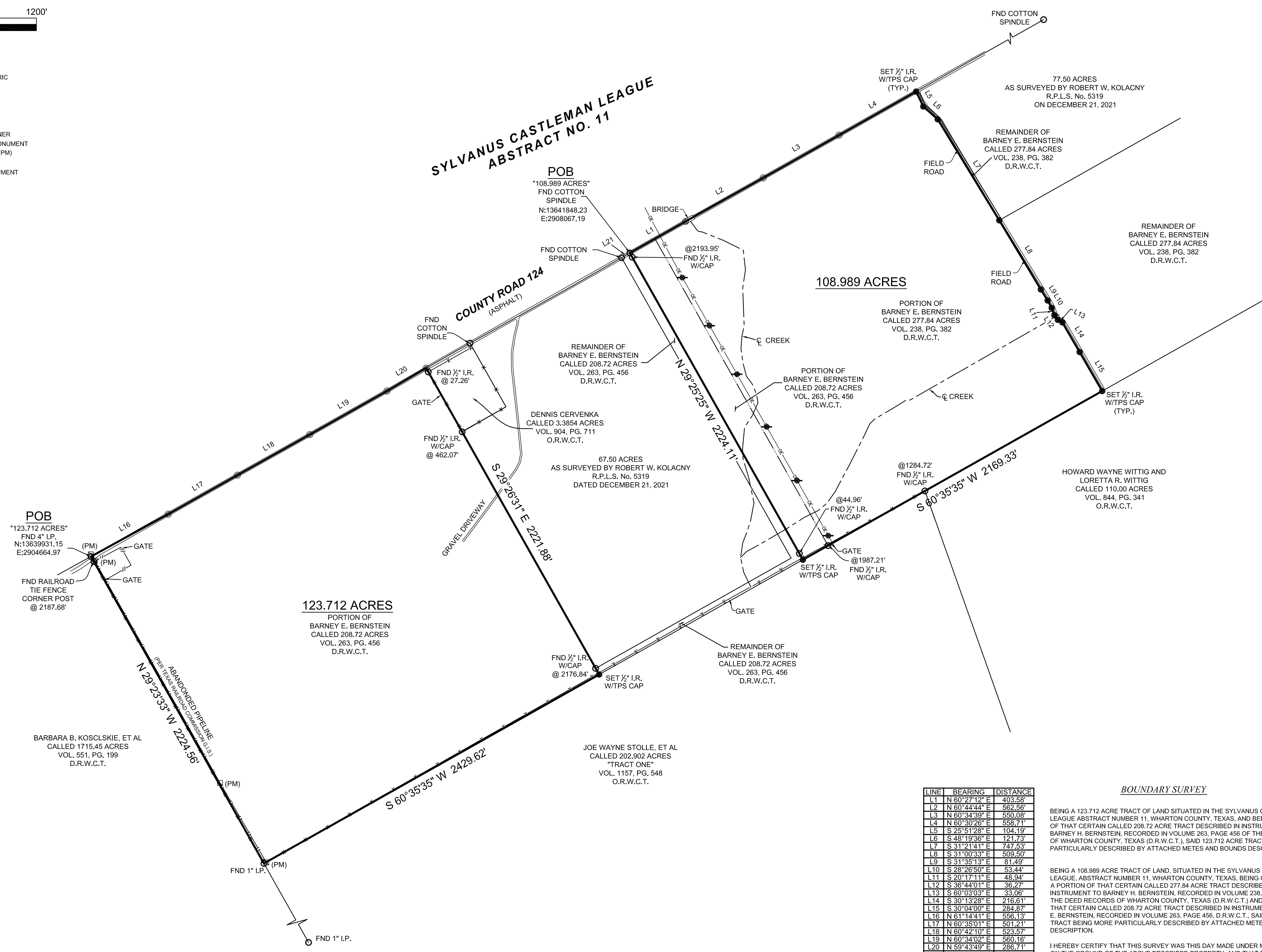
Scale: 1" = 400'

SYMBOL LEGEND

- OE— OVERHEAD ELECTRIC
- TOP OF BANK
- FLOWLINE
- PIPELINE
- WIRE FENCE
- WOOD FENCE
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- PIPELINE MARKER (PM)
- POWER POLE
- SET SURVEY MONUMENT



# SYLVANUS CASTLEMAN LEAGUE ABSTRACT NO. 11



**POB**  
"123.712 ACRES"  
FND 4" I.P.  
N:13639931.15  
E:2904664.97

**POB**  
"108,989 ACRES"  
FND COTTON SPINDLE  
N:13641848.23  
E:2908067.19

BARBARA B. KOSCLSKIE, ET AL  
CALLED 1715.45 ACRES  
VOL. 551, PG. 199  
D.R.W.C.T.

**123.712 ACRES**  
PORTION OF  
BARNEY E. BERNSTEIN  
CALLED 208.72 ACRES  
VOL. 263, PG. 456  
D.R.W.C.T.

67.50 ACRES  
AS SURVEYED BY ROBERT W. KOLACNY  
R.P.L.S. No. 5319  
DATED DECEMBER 21, 2021

JOE WAYNE STOLLE, ET AL  
CALLED 202.902 ACRES  
"TRACT ONE"  
VOL. 1157, PG. 548  
O.R.W.C.T.

**108.989 ACRES**

77.50 ACRES  
AS SURVEYED BY ROBERT W. KOLACNY  
R.P.L.S. No. 5319  
ON DECEMBER 21, 2021

REMAINDER OF  
BARNEY E. BERNSTEIN  
CALLED 277.84 ACRES  
VOL. 238, PG. 382  
D.R.W.C.T.

REMAINDER OF  
BARNEY E. BERNSTEIN  
CALLED 277.84 ACRES  
VOL. 238, PG. 382  
D.R.W.C.T.

PORTION OF  
BARNEY E. BERNSTEIN  
CALLED 277.84 ACRES  
VOL. 238, PG. 382  
D.R.W.C.T.

PORTION OF  
BARNEY E. BERNSTEIN  
CALLED 208.72 ACRES  
VOL. 263, PG. 456  
D.R.W.C.T.

HOWARD WAYNE WITTIG AND  
LORETTA R. WITTIG  
CALLED 110.00 ACRES  
VOL. 844, PG. 341  
O.R.W.C.T.

LINE	BEARING	DISTANCE
L1	N 60°27'12" E	403.58'
L2	N 60°44'44" E	562.56'
L3	N 60°34'39" E	550.08'
L4	N 60°30'26" E	558.71'
L5	S 25°51'28" E	104.19'
L6	S 48°19'36" E	121.73'
L7	S 31°21'41" E	747.53'
L8	S 31°00'33" E	509.50'
L9	S 31°35'13" E	81.49'
L10	S 28°26'50" E	53.44'
L11	S 20°17'11" E	48.94'
L12	S 38°44'01" E	36.27'
L13	S 60°03'03" E	33.06'
L14	S 30°13'28" E	216.61'
L15	S 30°04'00" E	284.87'
L16	N 61°14'41" E	556.13'
L17	N 60°35'01" E	501.21'
L18	N 60°42'10" E	523.57'
L19	N 60°34'02" E	560.16'
L20	N 59°43'49" E	286.71'
L21	S 60°27'12" W	59.79'

### BOUNDARY SURVEY

BEING A 123.712 ACRE TRACT OF LAND SITUATED IN THE SYLVANUS CASTLEMAN LEAGUE ABSTRACT NUMBER 11, WHARTON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 208.72 ACRE TRACT DESCRIBED IN INSTRUMENT TO BARNEY H. BERNSTEIN, RECORDED IN VOLUME 263, PAGE 456 OF THE DEED RECORDS OF WHARTON COUNTY, TEXAS (D.R.W.C.T.), SAID 123.712 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

BEING A 108,989 ACRE TRACT OF LAND, SITUATED IN THE SYLVANUS CASTLEMAN LEAGUE, ABSTRACT NUMBER 11, WHARTON COUNTY, TEXAS, BEING COMPRISED OF A PORTION OF THAT CERTAIN CALLED 277.84 ACRE TRACT DESCRIBED IN INSTRUMENT TO BARNEY H. BERNSTEIN, RECORDED IN VOLUME 238, PAGE 382 OF THE DEED RECORDS OF WHARTON COUNTY, TEXAS (D.R.W.C.T.) AND A PORTION OF THAT CERTAIN CALLED 208.72 ACRE TRACT DESCRIBED IN INSTRUMENT TO BARNEY E. BERNSTEIN, RECORDED IN VOLUME 263, PAGE 456, D.R.W.C.T., SAID 108,989 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

**GENERAL NOTES:**  
1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48481C0575F HAVING AN EFFECTIVE DATE OF 12/21/2017.

**TEXAS**  
PROFESSIONAL SURVEYING, LLC

3032 N. FRAZIER STREET - CONROE, TX  
77303 PH (936)756-7447 - FAX (936)756-7448  
WWW.SURVEYINGTEXAS.COM  
FIRM REGISTRATION NO. 100834-00

PROJECT NUMBER	246920	DIVISION	
DATE	4-28-2022		
DRAWN BY	DVB		
CHECKED BY	MJW		
FIELD CREW	JW		
REVISION 1	6-28-2022		
REVISION 2	4-17-2023		
REVISION 3			
REVISION 4			

**BASIS OF BEARINGS:** BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (TXSC-4204), GRID MEASUREMENTS.

PURCHASER:.....  
ADDRESS:.....CR 124, WHARTON, TX 77488  
SURVEY:.....SYLVANUS CASTLEMAN LEAGUE, A - 11  
SUBJECT:.....123.712 ACRES AND 112.041 ACRES  
COUNTY:.....WHARTON

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921

