



0.959 acres

143.54 ft. of frontage at

227 N. Richmond Road

Contact: Wayne Allen 979-532-2224 or cell 979-533-3989

allenwayne@sbcglobal.net

Estimated asking price \$51,000



Scale: 1" = 40'

A = 38.76'
 R = 281.88'
 $\Delta = 7^\circ 52' 39''$
 B = S $06^\circ 16' 36''$ E
 C = 38.73'

Hamilton Street
 (platted 50 ft. wide)

Hamilton Place
 Vol. 225, Pg. 1, D.R.

Set 5/8" I.R.
 capped #5319

A = 90.71'
 R = 422.47'
 $\Delta = 12^\circ 18' 06''$
 B = N $04^\circ 03' 52''$ W
 C = 90.53'

Lot 2
 Wharton Chamber of Commerce
 495/672; D.R.

Lot 3

TRACT TWO
 Team Wharton, Inc.
 485/346; O.R.

Lot 4
 TRACT ONE
 Team Wharton, Inc.
 485/346; O.R.

Lot 5

S $69^\circ 22' 00''$ E 123.66'

Lot 6

Lot 7

Lot 8

5
 Fnd. 1-1/4" I.P.

4
 Fnd. 1-1/4" I.P.

Fnd. Axle 49.42'
 49.97'

Fnd. Axle

Call & Fnd. Axle

call 1.413 Ac.
 Brenda Justice
 791/354; O.R.

Lot 9

B L O C K

0.959 Ac.

TRACT THREE
 Team Wharton, Inc.
 485/346; O.R.

Set 5/8" I.R.
 capped #5319

2A

G Khan
 278/470; O.R.

N $69^\circ 03' 44''$ W 283.37'

173.65'

Fnd. 1" I.P.
 at 1.83'

(144.5')

S $20^\circ 38' 00''$ W 143.54'

(Ref. Bearing) S $69^\circ 22' 00''$ E 215.06'

Set 5/8" I.R.
 capped #5319
 at 211.09'

SURVEY PLAT

Richmond Road (width varies)

P.O.B.

MADE FOR: Arc of Wharton

PROPERTY LOCATION: Richmond Road

A 0.959 AC. TRACT OF LAND, SITUATED IN THE CITY OF WHARTON, IN THE WILLIAM KINCHELOE LEAGUE, ABSTRACT NO. 38, WHARTON COUNTY, TEXAS, BEING COMPRISED OF THREE PARCELS: 1) THAT CERTAIN TRACT OF LAND REFERRED TO AS TRACT ONE, BEING LOTS FOUR (4) AND FIVE (5), HAMILTON PLACE, A SUBDIVISION IN THE CITY OF WHARTON, WHARTON COUNTY, TEXAS, AS PER PLAT THEREOF RECORDED IN VOLUME 225, PAGE 1, OF THE WHARTON COUNTY DEED RECORDS; 2) THAT CERTAIN TRACT OF LAND REFERRED TO AS TRACT TWO, BEING THE NORTH 17.7 FT. OF LOT THREE (3), OF SAID HAMILTON PLACE, AND 3) A PORTION OF THAT CERTAIN TRACT OF LAND REFERRED TO AS TRACT THREE, BEING LOT THREE (3), BLOCK THIRTY-TWO (32), CITY OF WHARTON, WHARTON COUNTY, TEXAS, AS PER REVISED CITY PLAT THEREOF RECORDED IN VOLUME 163, PAGE 3, ET SEQ., OF THE WHARTON COUNTY DEED RECORDS; SAID THREE PARCELS BEING CONVEYED FROM SHEP POLAND, ETAL TO TEAM WHARTON, INC. IN DEED DATED DECEMBER 11, 2002, RECORDED IN VOLUME 485, PAGE 346, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 0.959 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

The undersigned does hereby certify that this survey was this day made, under my supervision, on the ground, of the property legally described hereon and is correct.

Flood Hazard Boundary Information:

Property is in Flood Hazard Boundary Zone "X", Map No. 48481C0355 E, dated APRIL 5, 2006. 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.



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

FILE: 0.959 Ac Arc of Wharton
 PROJECT: Wharton/City/Gallaher
 CRD: Chevron.CRD
 BY: RWK

Dated: August 11, 2010

Robert Kolacny & Assoc. LLC
 - Registered Professional Land Surveyors -
 140 S. Houston St. - Wharton, TX 77488
 OFFICE (979) 532-8056 - FAX (979) 532-0342