

TRACT NO. 1
CALLED 15.00 ACRES
VOLUME 444, PAGE 654
O.R.C.C.T.

TRACT NO. 2
CALLED 15.00 ACRES
VOLUME 444, PAGE 654
O.R.C.C.T.

N 88°30'53" E

LEGEND

●	1/2" IRON ROD FOUND
⊗	5/8" IRON ROD SET W/ 2" ALUM. CAP
⊙	POINT IN WOOD FENCE CORNER POST
○	POINT IN CENTERLINE CREEK
□	WINDMILL/WELL
□	WATER TANK
—X—	WIRE FENCE
()	RECORD INFORMATION

P.O.B.
Texas South Central Zone
NAD 83/CORS 96
State Plane Grid Coord
NAD: 13777850.85 USft
EAD: 2689293.60 USft

CALL 30.00 ACRES
VOLUME 68, PAGE 409
O.R.C.C.T.



HORIZONTAL DATUM: NAD83/CORS 96
VERTICAL DATUM: NAVD 88 (GEOID 09)
COMBINED SCALE FACTOR: 0.99986425
BEARING BASIS: TX. LAMBERT GRID SOUTH CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES

THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION
AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

FOR FRANK SURVEYING CO., INC.
BY: MATTHEW W. LOESSIN, RPLS

STATE OF TEXAS
REGISTERED
MATTHEW W. LOESSIN
5953
PROFESSIONAL
LAND SURVEYOR

56.73 ACRES
MILFRED BRAUN, ET UX
CALLED 70.00 ACRES
VOLUME 57, PAGE 410
O.R.C.C.T.

METAL ☐ ☐

CENTERLINE OF CREEK
AS CALLED FOR IN
VOL. 57, PG. 410
O.R.C.T.

CALLED 81.513 ACRES
VOLUME 329, PAGE 650
CORRECT

SHORT LINE TABLE				
LINE	BEARING	DISTANCE	CALL-BEARING	CALL-DIST.
L1	S 30°46'21"E	40.92'	S 28°00'02"E	40.22'
L2	S 34°39'31"E	50.19'	S 32°56'20"E	52.18'
L3	S 40°23'57"E	53.80'	S 38°44'24"E	53.81'
L4	S 45°01'35"E	53.80'	S 43°28'52"E	53.81'
L5	S 49°04'41"E	50.78'	S 48°10'56"E	50.78'
L6	S 55°28'31"E	53.82'	S 53°35'22"E	53.81'
L7	S 59°42'19"E	56.80'	S 58°30'47"E	56.80'
L8	S 64°14'23"E	68.14'	S 63°02'51"E	68.14'
L9	N 89°03'05"E	21.86'	N 89°26'03"E	22.33'
L10	S 67°51'52"E	56.80'	S 66°33'32"E	56.80'
L11	S 72°55'43"E	21.95'	S 71°54'43"E	22.21'
L12	S 79°41'02"E	56.30'	S 78°25'51"E	56.11'
L13	S 84°30'47"E	52.77'	S 82°51'03"E	52.89'
L14	S 88°56'31"E	53.29'	S 87°34'07"E	53.10'
L15	N 08°16'38"E	142.88'	N 08°30'29"E	149.09'
L16	N 09°18'36"E	217.80'	N 09°30'36"E	216.60'
L17	N 10°04'04"E	53.13'	N 10°14'28"E	53.72'
L18	N 76°50'30"E	166.06'	N 75°07'00"E	166.06'
L19	N 82°50'15"W	178.07'	N 85°01'00"W	178.84'

**SURVEY PLAT OF 69.73 ACRES
JOHN H. DABNEY SURVEY, A-17
COLORADO COUNTY, TX**

DATE: 02/18/2010
DRAWN BY: MWL
CHECKED BY: MWL
FIELD CREW: AJM/CJF
PROJECT NO: 1002036
COUNTY: COLORADO
SCALE: 1" = 200'
SHEET: 1 OF 1

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