

COLORADO COUNTY, TEXAS
TIMOTHY MCKEAN SURVEY
ABSTRACT NO. 416



U.S. HIGHWAY NO. 90A
(120' R.O.W.)

P.O.B.
Texas South Central Zone
NAD 83/2011
State Plane Grid Coords
N(Y): 13,732,292.53 USft
E(X): 2,703,457.02 USft

MARGARET M. BAGGETT
TO
HAROLD BAGGETT
APRIL 11, 2011
CALLED 28.23 ACRES
VOLUME 668, PAGE 882
O.R.C.C.T.

LEGEND

- 5/8" IRON ROD SET W/ 2" ALUM. CAP
- 1/2" IRON ROD FOUND
- WATER WELL
- AC UNIT
- FLAG POLE
- LIGHT POLE
- POWER POLE
- ELECTRIC METER
- GUY ANCHOR
- ABOVE GROUND PROPANE TANK
- WOODEN FENCE
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC LINE
- RECORD INFORMATION

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
VERTICAL DATUM: NAVD 88
COMBINED SCALE FACTOR: 0.99985926
BEARING BASIS: TX. LAMBERT GRID SOUTH CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES

SCHEDULE B NOTES

- THAT CERTAIN EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS PER VOL. 221, PG. 571, D.R.C.C.T. IS A BLANKET EASEMENT AND CAN NOT BE SHOWN ON SURVEY.
- THAT CERTAIN EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS PER VOL. 347, PG. 451, O.R.C.C.T. DOES AFFECT THE SUBJECT TRACT AND IS AS SHOWN ON SURVEY.

**SURVEY PLAT OF 0.888 ACRE
TIMOTHY MCKEAN SURVEY, A-416
COLORADO COUNTY, TEXAS**

DATE: 02/24/2017
DRAWN BY: KAC
CHECKED BY: MWL
FIELD CREW: TTH/CRH
PROJECT NO: 2017020231
COUNTY: COLORADO
SCALE: 1" = 40'
SHEET: 1 OF 1

FSC INC
SURVEYORS+ENGINEERS
2205 Walnut Street - Columbus, TX 78934
Ph: 979.732.3114 - Fax: 979.732.5271
TBL5 FIRM 10000100 - TBPE FIRM 17957
www.fscinc.net

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WITHOUT RED LICENSE SEAL AND BLUE SIGNATURE OF SURVEYOR

SURVEY NOTES

- THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND MATTERS OF RECORD SHOWN ARE STRICTLY BASED ON A TITLE COMMITMENT ISSUED ON FEBRUARY 23, 2017 (EFFECTIVE: FEBRUARY 15, 2017) BY ELLIOTT & WALDRON ABSTRACT CO., GF NO. 17022.
- PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.
- A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

SURVEYOR CERTIFICATION

THIS SURVEY WAS MADE ON THE GROUND ON FEBRUARY 20, 2017 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

FOR FRANK SURVEYING CO., INC.
BY: MATTHEW W. LOESSIN, RPLS
TEXAS REGISTRATION NO. 5953



02/24/2017

0.888 TOTAL ACRE

JESSIE B. QUINNEY, ET UX
TO
CYNTHIA M. FINK
APRIL 1, 2000
CALLED 0.6985 ACRE
VOLUME 336, PAGE 775
O.R.C.C.T.

HENRY C. JORDAN, ET UX
TO
LARRY DAIL VARLEY, ET UX
MARCH 8, 1977
RESIDUE OF CALLED 36.1404 ACRES
VOLUME 356, PAGE 290
D.R.C.C.T.

JESSIE B. QUINNEY, ET UX
TO
DARRELL W. QUINNEY, ET AL
FEBRUARY 4, 2010
CALLED 0.188 ACRE
VOLUME 636, PAGE 618
O.R.C.C.T.

M.E. SELPH, ET UX
TO
MELVA D. QUINNEY, ET VIR
DECEMBER 23, 1954
RESIDUE OF CALLED 1 ACRE
VOLUME 183, PAGE 483
D.R.C.C.T.