

## Metes and Bounds Description

Being a 1.8547 acre (80,792 square feet) tract of land out of the Joseph Grant Survey, Abstract 233, Colorado County, Texas, being a portion of a called 14.0350 acre tract of land conveyed to Jonathan Lane Blakelock and wife, Dana Blakelock as recorded under volume 762, page 895 Deed Records of Colorado County (D.R.C.C.), said 1.8547 acre tract of land being more particularly described by metes and bounds as follows, with the basis of bearing being based on the the Texas Coordinate System, South Central Zone 4204, NAD83, derived from GPS observations;

**BEGINNING** at a 1/2-inch iron rod found in the northerly right-of-way line of County Road No. 111 (asphalt), for the south corner of a called 45.00 acre tract of land owned by the Clabe Allen estate according to the Colorado County Appraisal District tax identification number 27251, for an east corner of the said called 14.0350 acre tract, and for the east corner of the herein described tract;

**THENCE** South  $63^{\circ}14'49''$  West, coincident with the northerly right-of-way line of said County Road No. 111, 54.08 feet to 1/2-inch iron rod found for the east corner of a called 1.0 acre tract of land conveyed to Aggie Mae Norris as recorded in volume 585, page 35 D.R.C.C., for a south corner of the said called 14.0350 acre tract, and for a south corner of the herein described tract;

**THENCE** North  $27^{\circ}29'00''$  West, coincident with the northeast line of the said Norris tract, 193.62 feet to a 1/2-inch iron rod found for the north corner of the said Norris tract, for an internal corner of the said 14.0350 acre tract, and for an internal corner of the herein described tract;



**THENCE** South  $62^{\circ}02'37''$  East, coincident with the northwest line of the said Norris tract, 435.97 feet to a 1/2-inch iron rod found for the west corner of a called 1.0 acre tract of land conveyed to Arthur Banks and wife, Jessie Banks as recorded in volume 234, page 255 D.R.C.C., for an internal corner of the said 14.0350 acre tract, and for a southwest corner herein described tract;

**THENCE** North  $27^{\circ}11'02''$  West, coincident with the southwest line of the herein described tract, 23.00 feet to a 5/8-inch iron rod with cap stamped "DMBEARD SVCS RPLS 6438" set in the south line of 100-foot Southern Pacific Transportation Company easement recorded in volume 302, page 395 D.R.C.C., for a west corner of the herein described tract;

**THENCE** North  $45^{\circ}03'10''$  East, coincident with the south line of the Southern Pacific Transportation Company easement, 50.16 feet to a 5/8-inch iron rod with cap stamped "DMBEARD SVCS RPLS 6438" set for an external corner of the herein described tract, for the beginning of a curve to the left having a radius of 1,482.69 feet;

**THENCE** Northeasterly, coincident with the south line of the Southern Pacific Transportation Company easement, with said curve to the left, having an arc length of 554.26 feet, an internal angle of  $21^{\circ}25'07''$ , a long chord of North  $34^{\circ}20'37''$  East, 551.04 feet to a 5/8-inch iron rod with cap stamped "DMBEARD SVCS RPLS 6438" set in the west line of the said Allen tract, and for the north corner of the herein described tract;

**THENCE** South 22°22'35" West, coincident with the west line of the said Allen tract, 490.88 feet to the **POINT OF BEGINNING** of the herein described tract containing 1.8547 acres (80,792 square feet) of land.

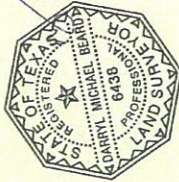
  


Darryl M. Beard  
Registered Professional Land Surveyor  
Texas Registration No. 6438

A plat of even date was prepared in conjunction with this description.  
Job No. 2017-128 B



**BOUNDARY SURVEY**  
OF  
**1.8547 ACRES (80,792 SQ. FT.)**  
SITUATED IN THE  
**JOSEPH GRANT SURVEY, A-233**  
COLORADO COUNTY, TEXAS



**SURVEYOR'S CERTIFICATION**

THIS SURVEY WAS PERFORMED ON THE GROUND BY ME, OR UNDER MY SUPERVISION AND COMPLETION OF THIS SURVEY I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND I AM CERTIFIED THAT THE SURVEYING PRACTICES ACT AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL SURVEYING.

*D.M. Beard*  
1/17/18

DANIEL MICHAEL BEARD  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6438

POWER POLE

SET 58" IRON ROD WITH

CAP STAMPED "D.M. BEARD SVCS

RMS 6418"

FOUND MONUMENT

D.R.C.C. = DEED RECORDS OF COLORADO COUNTY

P.O.B. = POINT OF BEGINNING

GENERAL NOTES:

THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY OF MO. CO. 17-197 ISSUED JANUARY 3, 2018, EFFECTIVE INCUMBENT 20 2017 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES, AND ENCUMBRANCES STIPULATED THEREIN.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 4809-C 040-D DATED FEBRUARY 04, 2011 THE SUBJECT TRACT LIES IN THE UNDESIGNATED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD OR 100-YEAR FLOODPLAIN.

NOTICE: THE ABOVE STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

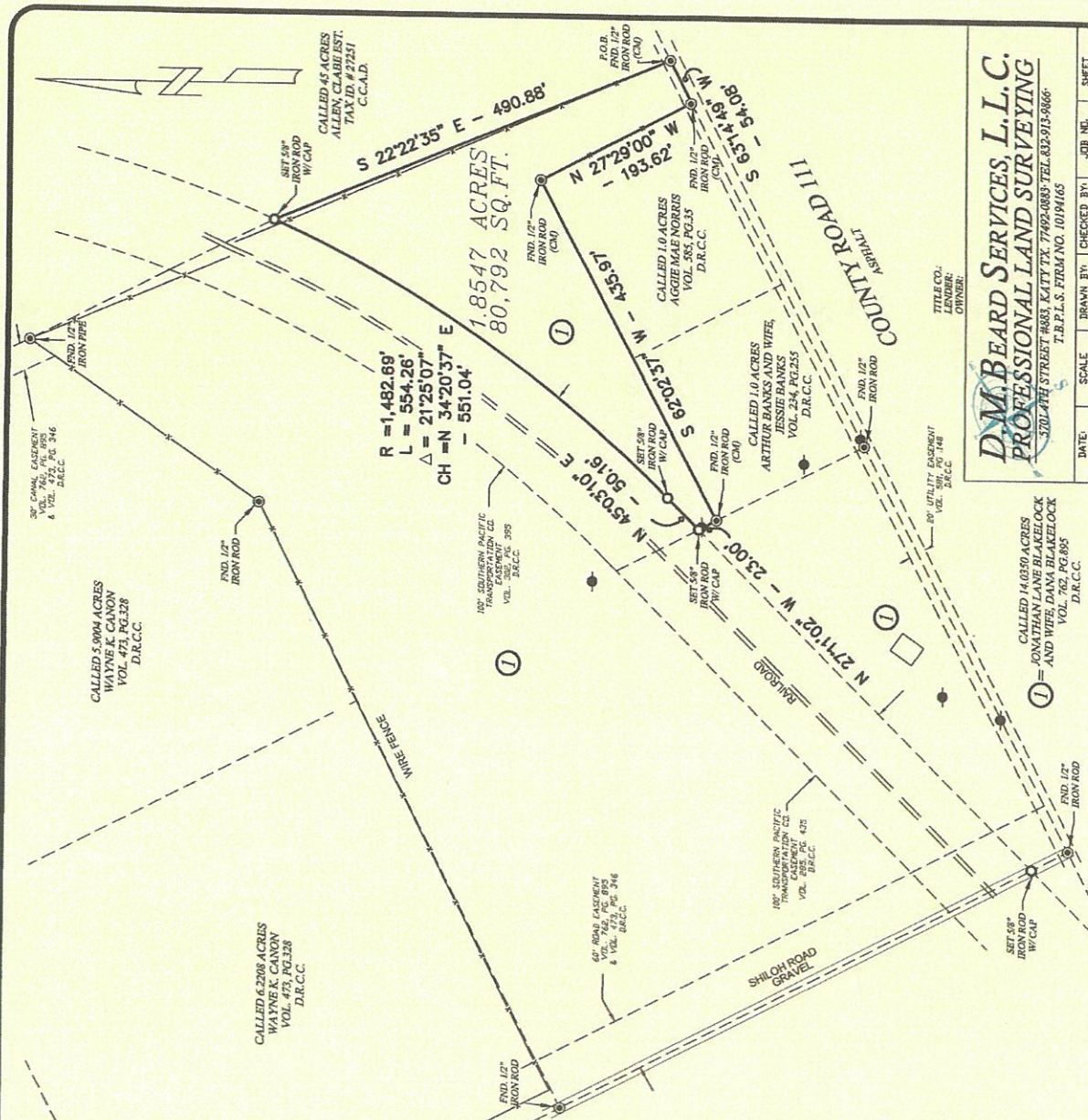
THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

SUBJECT TO:

- RIGHT OF WAY EASEMENT DATED AUGUST 6, 1941 RECORDED IN VOLUME 111, PAGE 28 D.R.C.C.
- RIGHT OF WAY EASEMENT DATED AUGUST 27, 1941 RECORDED IN VOLUME 112, PAGE 138 D.R.C.C.
- EASEMENT TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 4809-C 040-D DATED FEBRUARY 04, 2011 RECORDED IN VOLUME 182, PAGE 24 D.R.C.C.
- EASEMENT DATED DECEMBER 20, 1984 RECORDED IN VOLUME 182, PAGE 24 D.R.C.C.
- RIGHT OF WAY EASEMENT DATED NOVEMBER 17, 1980 RECORDED IN VOLUME 480, PAGE 41 D.R.C.C.
- RIGHT OF WAY EASEMENT DATED FEBRUARY 22, 1989 RECORDED IN VOLUME 421, PAGE 191 D.R.C.C.
- FACILITIES DATED SEPTEMBER 22, 1989 RECORDED IN VOLUME 581, PAGE 148 D.R.C.C.
- RIGHT OF WAY AGREEMENT DATED JULY 12, 1974 RECORDED IN VOLUME 27, PAGE 44 D.R.C.C.
- RIGHT OF WAY EASEMENT DATED APRIL 21, 1979 RECORDED IN VOLUME 397, PAGE 68 D.R.C.C.

BEARINGS BASED ON TEXAS PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

A METES AND BOUNDS DESCRIPTION OF EVEN DATE. ACCOMPANIES THIS PLAT.



**D.M. BEARD SERVICES L.L.C.**  
**PROFESSIONAL LAND SURVEYING**  
3704 4TH STREET, #883, KATY, TX. 77492-0883 TEL. 832-913-9866  
T.R.P.L.S. FIRM NO. 10194165

TITLE CO. OWNER

DATE: 12/18/2017  
SCALE: 1" = 150'  
DRAWN BY: DMB  
CHECKED BY: DMB  
JOB NO.: 807-180-B  
SHEET: 1 OF 1