

COLORADO COUNTY, TEXAS ASA TOWNSEND SURVEY ABSTRACT NO. 557

LIMITED LAND DIVISION

A portion of this land division lies within the boundaries of the 100 year flood plain as delineated on the FEMA Flood Insurance Rate Map of Colorado County, Community Panel # 480899C0250D, dated February 4, 2011.

Project No. 052620-040
Date: June 11, 2020
Owners Name: Eric Wurtz and Barbara Hobart
Address: 2355 IH 10 West

LEGEND	
	Found 1/2" Iron Rod
	Concrete R-O-W Marker
	Water Well
	Power Pole
	Set 1/2" Iron Rod



Denis F. Muras
56.54 Acres
Volume 25, Page 84
Official Records

State of Texas
Controlled Access
Highway Facility
9.331 Acres
Volume 239, Page 234
Deed Records

State of Texas
Controlled Access Highway Facility
10.023 Acres
Volume 241, Page 174
Deed Records

Remainder Tract
Eric Wurtz and Barbara G. Hobart
Volume 780, Page 370
Official Records

STATE HIGHWAY NO. 90
State of Texas & 48 Acres Volume G, Page 602
Condemnation No. 2094 Minutes of County Court

HIGHWAY NO. 3

INTERSTATE HIGHWAY NO. 10

Survey plat of a 5.716 acre tract of land located in the Asa Townsend Survey, Abstract No. 557, in Colorado County, Texas, and being a part or portion of that land described as 33.508 acres in Deed dated April 23, 2015 from Pat Deville to Eric Wurtz and Barbara G. Hobart recorded in Volume 780, Page 370 of the Colorado County Official Records.

State of Texas
Controlled Access Highway Facility
18.321 Acres
Volume 240, Page 94
Deed Records

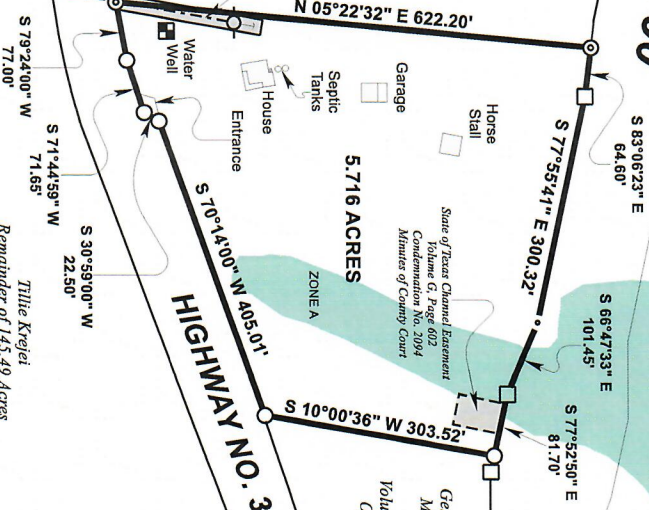
State of Texas
Controlled Access Highway Facility
18.321 Acres
Volume 240, Page 94
Deed Records

Title Kregel
Remainder of 145.49 Acres
(Called 9.51 Acres)
Volume 330, Page 116
Deed Records

State of Texas
21,080 Acres
Volume 248,
Page 63
Deed Records

Gerrit A. Cramer &
Marie A. Cramer
1,970 Acres
Volume 470, Page 175
Official Records

Approximate Location
ZONE A



This survey was performed without the benefit of a title commitment.

This property is subject to the easements, restrictions, covenants, and conditions, which may be applicable.

This property is subject to the rights of the public to any area located within a public roadway, street, or alley.

All fences are shown in their approximate location.

This survey was performed without the benefit of an abstract of title.

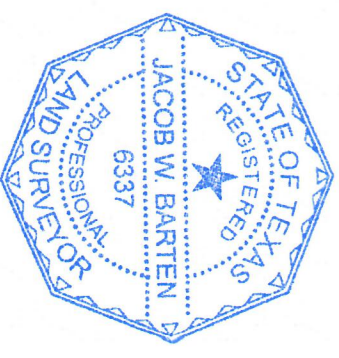
This is a boundary and division survey only with the exception of those improvements or easements visible on the ground at the time of survey.

All original prints paid for by the client and supplied to the client remain the property of the client.

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This survey is considered an unofficial document unless having an original signature and seal of surveyor.

By the acceptance and use of this document, you hereby acknowledge that you have read, understand and agree with the above notes.



TEXAS LAND SYSTEMS

Surveying & Mapping
3554 FM 109 Columbus, Texas 78934
Phone: (979) 732 - 0860
Firm Registration No. 10193708

I, Jacob W. Barten, Registered Professional Land Surveyor No. 6337 of Colorado County, Texas hereby state that this plat represents the results of an on the ground survey, performed under my supervision

Jacob W. Barten
Jacob W. Barten, RPLS 6337