

Project No. 042117-030
 Date: May 15, 2017
 Address: 817 Washington Street

COLORADO COUNTY, TEXAS

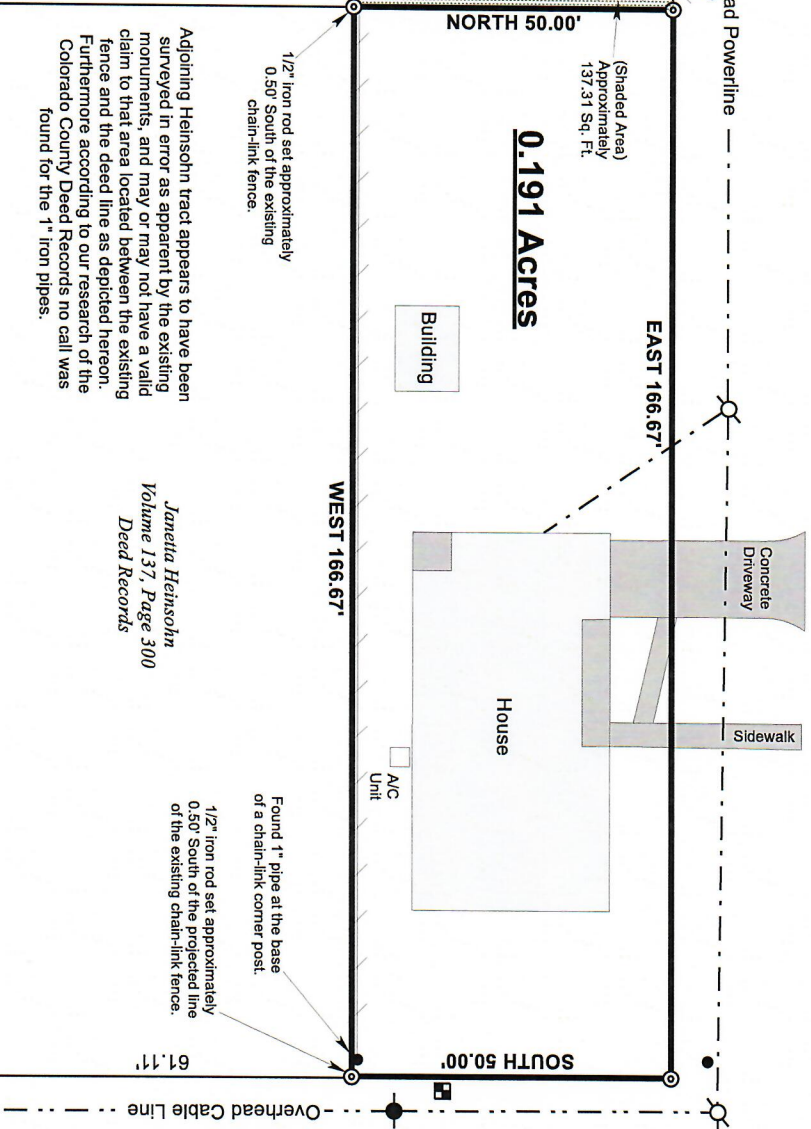
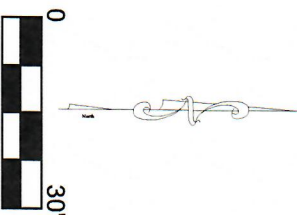
CITY OF COLUMBUS - BLOCK NO. 56

A PART OR PORTION OF LOT NO. 6

WASHINGTON STREET
 (69.44' Wide Road)

PRAIRIE STREET
 (69.44' Wide Road)

LEGEND	
	Set 1/2" iron rod
	Found 5/8" iron rod
	Found 1" iron pipe
	Found 1/2" iron rod
	Power pole
	Cable pole
	Water meter
	Chain-link fence



Found 1" pipe at the base of a chain-link corner post.

Existing chain-link fence protrudes into the adjoining Subdivisional Lot No. 4, approximately 2.7'

(Shaded Area) Approximately 137.31 Sq. Ft.

0.191 Acres

1/2" iron rod set approximately 0.50' South of the existing chain-link fence.

Found 1" pipe at the base of a chain-link corner post.

1/2" iron rod set approximately 0.50' South of the projected line of the existing chain-link fence.

Russell E. Sisk
 Subdivisional Lot No. 4
 Volume 729, Page 605
 Official Records

Janelia Heinsohn
 Volume 137, Page 300
 Deed Records

Adjoining Heinsohn tract appears to have been surveyed in error as apparent by the existing monuments, and may or may not have a valid claim to that area located between the existing fence and the deed line as depicted hereon. Furthermore according to our research of the Colorado County Deed Records no call was found for the 1" iron pipes.

Survey plat of a 0.191 acre part of Original Lot No. 6 in Block No. 56, of the City of Columbus, Colorado County, Texas; and being the same property described in Deed dated September 7, 2006 from Roxie Buller to Marvadean B. Zatopek and Thomas J. Zatopek, recorded in Volume 644, Page 67 of the Colorado County Official Records.



Notes

This survey was performed in reference to a title commitment issued by Old Republic National Title Insurance Company with GF# 17125 and effective date of April 20, 2017.

Schedule B Items:

Zoning ordinances, building restrictions and building setback lines which may be imposed by the City of Columbus, Texas.

Rights of parties in possession.

Surveyor's Notes:

This property is subject to the easements, restrictions, covenants, and conditions, which may be applicable, including, but not limited to those listed in referenced title commitment.

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 survey was performed using found monumentation within Block 56 and surrounding blocks of the City of Columbus and may or may not conform to the plat of record found in Slide No. 18 of the Colorado County Plat Records.

This is a boundary survey only with the exception of those improvements or easements visible on the ground at the time of survey or listed in referenced title commitment.

All original prints paid for by the client and supplied to the client remain the property of the client; Texas Land Systems retains copyright to all survey documents and depictions produced. No part of this document may be reproduced or altered.

This survey is valid for this conveyance from Marvadean B. Zatopek and Thomas J. Zatopek to Ausfin Langemeier and Melanie Chadwick only, and shall not be used for any further conveyance or transaction without written verification by Texas Land Systems.

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

Legal description to accompany this plat.

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 - 2086
 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

TEXAS LAND SYSTEMS
Surveying & Mapping

STATE OF TEXAS

Project No. 042117-030

COUNTY OF COLORADO

Date: May 15, 2017

Being a 0.191 acre part of Original Lot No. 6, in Block No. 56 of the City of Columbus, Colorado County, Texas; and being the same land described in Deed dated September 7, 2006 from Roxie Buller to Marvadean B. Zatopek and Thomas J. Zatopek, recorded in Volume 644, Page 67 of the Colorado County Official Records, to which reference is made for all purposes; said 0.191 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod set in the intersecting South line of Washington Street and the West line of Prairie Street, for the Northeast corner of Block 56, same being the Northeast corner of the herein described tract.

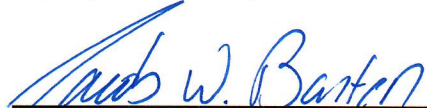
THENCE with the East line of Block 56 and West line of Prairie Street, **SOUTH** a distance of **50.00 feet** to a ½" iron rod set for the Northeast corner of a tract of land conveyed to Janetta Heinsohn in Volume 137, Page 300 of the Colorado County Deed Records, same being the Southeast corner of the herein described tract, from which a 5/8" iron rod bears South a distance of 61.11 feet.

THENCE leaving the East side of the Block and crossing Original Lot No. 1, **WEST** (approximately 0.50 feet South of the existing chain-link fence) a distance of **166.67 feet** to a ½" iron rod set in the East line of Subdivisional Lot No. 4 conveyed to Russell E. Sisk in Volume 729, Page 605 of the Colorado County Official Records.

THENCE with the East line of Subdivisional Lot No. 4, **NORTH** (approximately 2.7 feet East of the existing chain-link fence) a distance of **50.00 feet** to a ½" iron rod set in the South line of Washington Street, for the Northwest corner of Original Lot No. 6, same being the Northwest corner of the herein described tract.

THENCE with the North line of Block 56 and South line of Washington Street, **EAST** a distance of **166.67 feet** to the **PLACE OF BEGINNING** containing 0.191 acres of land.

This survey is valid for this transaction only. All original prints paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents produced. No part of this document may be reproduced or altered. Survey Plat accompanies these field notes.



Jacob W. Barten
R.P.L.S. 6337
Firm Registration No. 10193708

