

NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
3. BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), GEOID 2018, SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM CORN NETWORK. COORDINATES ARE GRID; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON THE SURFACE ADJUSTMENT FACTOR OF 1.00012476.
4. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48089C0225D, DATED FEBRUARY 4, 2011, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
5. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON, AND FURTHER MORE THIS BOUNDARY IS VERIFIED PER THE AVAILABLE DEED AND/OR PLAT AS SHOWN, AND STATED HEREON.
6. ATTACHMENTS: METES AND BOUNDS DESCRIPTION 20004342_3.00AC FND.docx

0 50 100



SCALE: 1" = 50'



ZONING SETBACKS

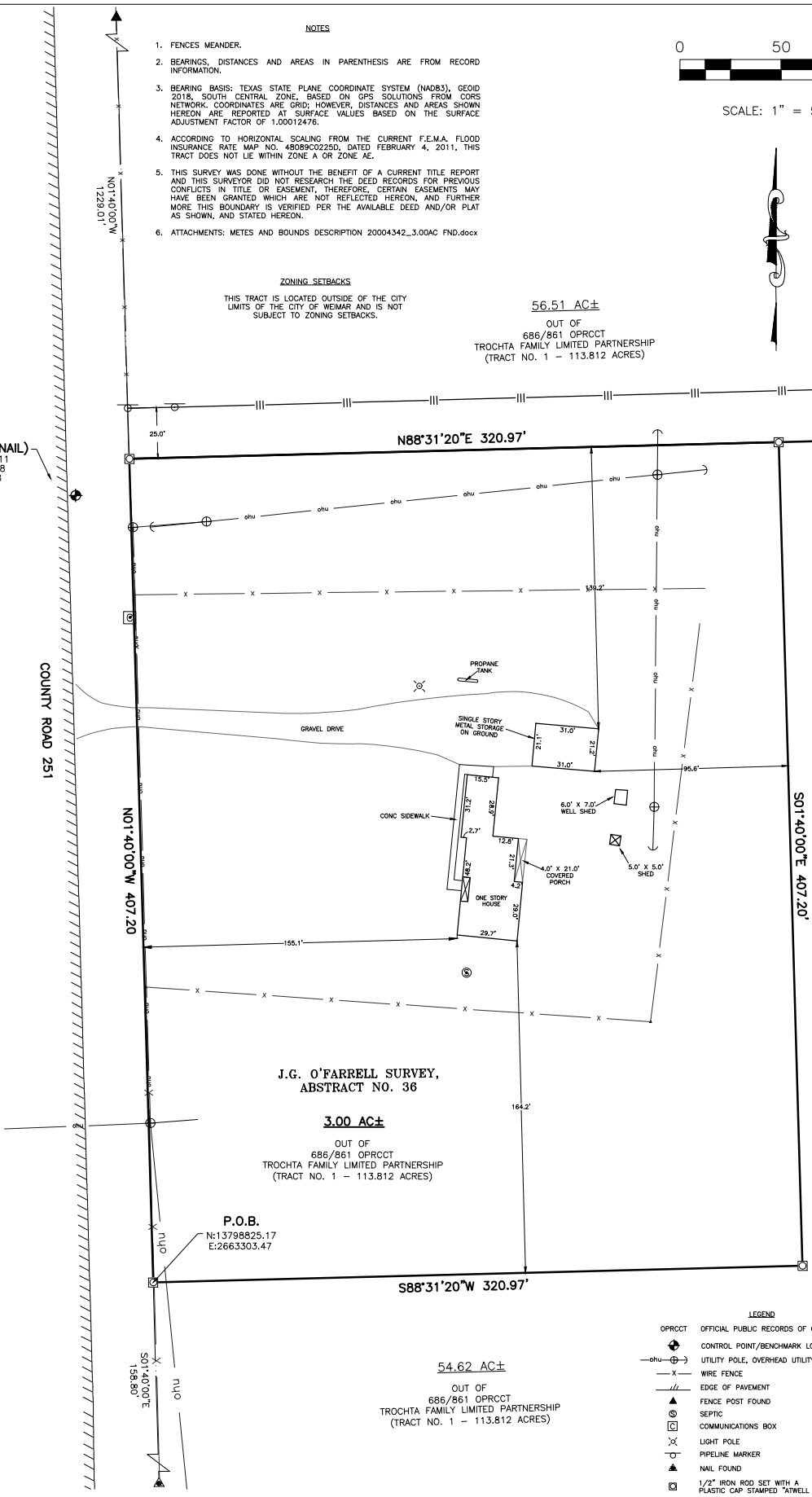
THIS TRACT IS LOCATED OUTSIDE OF THE CITY LIMITS OF THE CITY OF WEIMAR AND IS NOT SUBJECT TO ZONING SETBACKS.

56.51 AC±

OUT OF
686/861 OPRCCT
TROCHTA FAMILY LIMITED PARTNERSHIP
(TRACT NO. 1 - 113.812 ACRES)

TBM-1(60D NAIL)
N:13799214.11
E:2663265.18
ELEV:348.08

COUNTY ROAD 251



J.G. O'FARRELL SURVEY,
ABSTRACT NO. 36

3.00 AC±

OUT OF
686/861 OPRCCT
TROCHTA FAMILY LIMITED PARTNERSHIP
(TRACT NO. 1 - 113.812 ACRES)

P.O.B.
N:13798825.17
E:2663303.47

S88°31'20\"/>

54.62 AC±

OUT OF
686/861 OPRCCT
TROCHTA FAMILY LIMITED PARTNERSHIP
(TRACT NO. 1 - 113.812 ACRES)

LEGEND

- OPRCCT OFFICIAL PUBLIC RECORDS OF COLORADO COUNTY, TEXAS
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- ohu—(⊕)→ UTILITY POLE, OVERHEAD UTILITY LINE, GUY
- x- WIRE FENCE
- //— EDGE OF PAVEMENT
- ▲ FENCE POST FOUND
- ⊙ SEPTIC
- ☐ COMMUNICATIONS BOX
- ⊗ LIGHT POLE
- PIPELINE MARKER
- ⊙ NAIL FOUND
- ⊗ 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "ATWELL LLC"

COUNTY ROAD 251,
WEIMAR, TEXAS

JOB NUMBER: 20004342

CLIENT: BRAD BEVERS

DATE: 1/21/2021

FIELD CREW: HW

OFFICE: JL, BP

FB/PG: 20004206_HW.DXF

**3.00 ACRES,
MORE OR LESS, IN THE
J.G. O'FARRELL SURVEY,
ABSTRACT NO. 36,
COLORADO COUNTY, TEXAS**



TO BRAD BEVERS EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON 12/03/2020; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

Billy A. Patterson

BILLY A. PATTERSON, R.P.L.S. NO. 6030
FIRM NO. 10193726

COLORADO COUNTY, TEXAS

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