

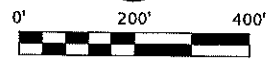


 Boundary



-  Boundary
-  100 Year Floodplain
-  500 Year Floodplain
-  Floodway
-  Special
-  Unmapped/ Not Included

COLORADO COUNTY, TEXAS
JOSEPH DUTY LEAGUE
ABSTRACT NO. 20



GARY DEAN HOELSCHER
 TO
 REBECCA STEWART, ET AL
 DECEMBER 30, 2010
 TRACT 3 - CALLED 15 ACRES
 VOLUME 1548, PAGE 785
 O.R.C.C.T.

N 59°00'09" W
 11.36'
 L=46.36'
 R=45.00'
 Δ=59°02'00"
 B=5 29'22"43" E
 C=44.34'

1.417 ACRE EASEMENT PROVIDES
 ACCESS FROM KALLUS BEYER ROAD
 FIRST CITY, TEXAS HOUSTON, N.A., TRUSTEE
 OF THE JAY R. RIDEOUT FAMILY TRUST, ET AL
 TO
 JOHN A. COOK, ET UX
 OCTOBER 15, 1992
 CALLED 1.417 ACRE EASEMENT
 VOLUME 33, PAGE 376
 O.R.C.C.T.

P.O.B. CENTERLINE EASEMENT
 Texas South Central Zone
 NAD 83/2011
 State Plane Grid Coords
 NTY: 13,841,016.23 USR
 EOD: 2,703,138.43 USR

HARRY H. CULLEN, JR., ET AL
 TO
 JRC/RANCHO CULLEN, LTD.
 MAY 22, 2001
 TRACT 31 - RESIDUE OF CALLED 151.912 ACRES
 VOLUME 373, PAGE 791
 O.R.C.C.T.

ROBERT E. TARCZA, ET AL
 TO
 LARRY W. URBAN, ET UX
 AUGUST 18, 1999
 TRACT B - 1/3 INTEREST OF CALLED 1.39 ACRES
 VOLUME 313, PAGE 294
 O.R.C.C.T.

ROBERT E. TARCZA, ET AL
 TO
 RONNIE J. ZATOPEK, ET UX
 AUGUST 18, 1999
 TRACT B - 1/3 INTEREST OF CALLED 1.39 ACRES
 VOLUME 313, PAGE 320
 O.R.C.C.T.

ROBERT E. TARCZA, ET AL
 TO
 STEPHEN W. HOELSCHER, ET UX
 AUGUST 18, 1999
 TRACT B - 1/3 INTEREST OF CALLED 1.39 ACRES
 VOLUME 313, PAGE 347
 O.R.C.C.T.

P.O.C. 2.00 ACRE
 Texas South Central Zone
 NAD 83/2011
 State Plane Grid Coords
 NTY: 13,840,445.32 USR
 EOD: 2,704,009.75 USR

CENTERLINE EASEMENT
 FIRST CITY, TEXAS HOUSTON, N.A., TRUSTEE
 OF THE JAY R. RIDEOUT FAMILY TRUST, ET AL
 TO
 JOHN A. COOK, ET UX
 OCTOBER 15, 1992
 PART OF CALLED 82.519 ACRES
 VOLUME 33, PAGE 376
 O.R.C.C.T.

L=146.50'
 R=90.00'
 Δ=93°15'44"
 B=5 12'15"52" E
 C=130.85'

ROBERT E. TARCZA, ET AL
 TO
 JOHN A. COOK, ET UX
 AUGUST 18, 1999
 CALLED 61.46 ACRES
 VOLUME 313, PAGE 266
 O.R.C.C.T.

P.O.B. 2.00 ACRE
 Texas South Central Zone
 NAD 83/2011
 State Plane Grid Coords
 NTY: 13,839,458.38 USR
 EOD: 2,703,362.76 USR

FIRST CITY, TEXAS HOUSTON, N.A., TRUSTEE
 OF THE JAY R. RIDEOUT FAMILY TRUST, ET AL
 TO
 JOHN A. COOK, ET UX
 OCTOBER 15, 1992
 RESIDUE OF CALLED 82.519 ACRES
 VOLUME 33, PAGE 376
 O.R.C.C.T.

2.00 ACRES
 FIRST CITY, TEXAS HOUSTON, N.A., TRUSTEE
 OF THE JAY R. RIDEOUT FAMILY TRUST, ET AL
 TO
 JOHN A. COOK, ET UX
 OCTOBER 15, 1992
 PART OF CALLED 82.519 ACRES
 VOLUME 33, PAGE 376
 O.R.C.C.T.

(N 18°44'43" B
 N 17°10'18" E
 314.52'
 S 69°50'56" E
 277.37'
 S 17°01'18" W
 138.39'
 S 57°01'18" W
 148.74'
 N 81°40'02" W
 148.74'
 N 69°50'56" W
 277.37'

- LEGEND**
- 5/8" IRON ROD SET W/ 2" ALUM. CAP
 - 1/2" IRON ROD FOUND
 - CONCRETE MARKER FOUND
 - POINT FOR CORNER
 - AC UNIT
 - ✕ POWER POLE
 - GUY ANCHOR
 - ELECTRIC METER
 - ▲ FLAG POLE
 - ◊ WATER WELL
 - X — WIRE FENCE
 - OE — OVERHEAD ELECTRIC LINE
 - () RECORD INFORMATION

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
 VERTICAL DATUM: NAVD 88
 COMBINED SCALE FACTOR: 0.99988794
 BEARING BASIS: TX LAMBERT GRID SOUTH CENTRAL ZONE
 DISTANCES SHOWN ARE SURFACE VALUES

SURVEY NOTES

1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR REPORT.
2. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.
3. A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT FOR BOTH 2.00 ACRE TRACT AND CENTERLINE EASEMENT.

SURVEYOR CERTIFICATION

THIS SURVEY WAS MADE ON THE GROUND ON APRIL 26 AND 26, 2018 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

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



**SURVEY PLAT OF A 2.00 ACRE TRACT
 AND A CENTERLINE ACCESS EASEMENT
 JOSEPH DUTY LEAGUE, A-20
 COLORADO COUNTY, TEXAS**

DATE: 04/27/2018
 DRAWN BY: KAC
 CHECKED BY: MWL
 FIELD CRAW: TTH/RJJ
 PROJECT NO: 2018040994
 COUNTY: COLORADO
 SCALE: 1" = 200'
 SHEET: 1 OF 1

FSC INC
 SURVEYOR+ENGINEER

2205 Walnut Street - Columbus, TX 78934
 Ph: 979.752.5114 - Fax: 979.752.5271
 TDRS FIRM 10000106 - TDRS FIRM 17957
 www.fscinc.net

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TBPLS Firm 10000100
TBPE Firm 17957

COLORADO COUNTY, TEXAS
JOSEPH DUTY LEAGUE, ABSTRACT NO. 20

DESCRIPTION OF A 2.00 ACRE TRACT OF LAND OUT OF THE JOSEPH DUTY LEAGUE, ABSTRACT NO. 20, COLORADO COUNTY, TEXAS AND BEING PART OF THAT CALLED 82.519 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED OCTOBER 15, 1992 FROM FIRST CITY, TEXAS HOUSTON, N.A., TRUSTEE OF THE JAY R. RIDEOUT FAMILY TRUST, ET AL TO JOHN A. COOK, ET UX, AS RECORDED IN VOLUME 33, PAGE 376, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 2.00 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found (Grid Coordinates: N 13,840,445.32 USft E 2,704,009.75 USft) for an interior corner of said parent 82.519 acre tract, being the common Easterly corner of a called 61.46 acre tract of land described in a deed dated August 18, 1999 from Robert E. Tarcza, et al to John A. Cook, et ux, as recorded in Volume 313, Page 266, Colorado County Official Records, from which a 1/2 inch iron rod found the Northerly corner of said 61.46 acre tract bears North 58° 58' 00" West a distance of 1021.05 feet;

THENCE South 35° 17' 09" West with the Southeast line of said 61.46 acre tract, being the common Northwest line of said parent 82.519 acre tract a distance of 1049.43 feet to a 5/8 inch iron rod set w/cap;

THENCE South 17° 10' 18" West continuing with the Southeast line of said 61.46 acre tract, being the common Northwest line of said parent 82.519 acre tract a distance of 138.39 feet to a 5/8 inch iron rod set w/cap (Grid Coordinates: N 13,839,456.58 USft E 2,703,362.76 USft) for the Northerly corner and being the **POINT OF BEGINNING** of the herein described tract;

THENCE South 69° 50' 56" East across said parent 82.519 acre tract with the Northeast line of the herein described tract a distance of 277.37 feet to a 5/8 inch iron rod set w/cap for the Easterly corner of the herein described tract;

THENCE South 17° 10' 18" West continuing across said parent 82.519 acre tract with the Southeast line of the herein described tract a distance of 314.52 feet to a 5/8 inch iron rod set w/cap for the Southerly corner of the herein described tract;

THENCE North 69° 50' 56" West continuing across said parent 82.519 acre tract with the Southwest line of the herein described tract a distance of 277.37 feet to a 5/8 inch iron rod set w/cap for the Westerly corner of the herein described tract;

THENCE North 17° 10' 18" East continuing across said parent 82.519 acre tract with the Northwest line of the herein described tract at 19.38 feet passing a 5/8 inch iron rod set w/cap for an interior corner of said parent 82.519 acre tract, being an common exterior corner of said 61.46 acre tract, continuing with the Southeast line of said 61.46 acre tract, being the common Northwest line of said parent 82.519 acre tract for a total distance of 314.52 feet to the **POINT OF BEGINNING**, containing 2.00 acres of land, more or less.

1. Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/2011 (EPOCH: 2010)
2. All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.99988794.
3. Any reference to a 5/8" iron rod set w/cap is a 5/8" iron rebar 24" inches long and set with a 2" aluminum cap stamped "FSC INC - TX FIRM #10000100".

This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on April 20 and 26, 2018.

Matthew W. Loessin
Registered Professional Land Surveyor No. 5953
Project No. 2018040994
Word File: 2018040994_2.00_acre_m&b.docx
ACAD File: 2018040994.dwg

Date: 04/27/2018



A handwritten signature in black ink, appearing to read "M. Loessin", written over a white background.