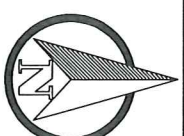
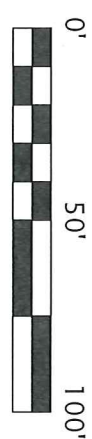


COLORADO COUNTY, TEXAS  
CASPER HEIMAN SURVEY  
ABSTRACT NO. 261

Texas South Central Zone  
NAD 83/2011  
State Plane Grid Coords  
NXY: 13 833 595.59 USFT  
EXI: 2 796 139.63 USFT



SHARON K. SEBESTA, INDEPENDENT EXECUTOR  
OF THE ESTATE OF JEFFREY G. SEBESTA, DECEASED  
TO  
CARL SEBESTA  
DECEMBER 21, 2017  
CALLED 6.41 ACRES  
VOLUME 855, PAGE 271  
O.R.C.T.

F.M. HIGHWAY NO. 949  
N 42°23'32" E 310.63'

1.45 ACRES  
JEFF SEBESTA  
TO  
LARRY SEBESTA, ET AL  
JULY 22, 2012  
RESIDUE OF CALLED 7.86 ACRES  
VOLUME 701, PAGE 677  
O.R.C.T.

CONCRETE  
SLAB

CONCRETE  
CONCRETE  
ONE-STORE  
GUEST HOUSE  
212.44'  
S 42°56'47" E 212.44'  
VOL. 855, PG. 271, O.R.C.T.

139.82'  
S 42°59'50" W 139.82'  
VOL. 855, PG. 271, O.R.C.T.)  
10' UNDERGROUND ELECTRIC EASEMENT  
VOL. 881, PG. 791  
O.R.C.T.

SHARON K. SEBESTA, INDEPENDENT EXECUTOR  
OF THE ESTATE OF JEFFREY G. SEBESTA, DECEASED  
TO  
CARL SEBESTA  
DECEMBER 21, 2017  
CALLED 6.41 ACRES  
VOLUME 855, PAGE 271  
O.R.C.T.

LARRY SEBESTA, ET AL  
TO  
CARL SEBESTA  
JULY 22, 2012  
CALLED 11.55 ACRES  
VOLUME 701, PAGE 667  
O.R.C.T.

**LEGEND**

⊙	5/8" IRON ROD SET W/ 2" ALUM. CAP
⊙	5/8" IRON ROD FOUND
⊙	1" IRON ROD FOUND
⊙	AC UNIT
⊙	WATER WELL
⊙	POWER POLE
⊙	ELECTRIC METER
⊙	TELEPHONE RISER
—OE—	OVERHEAD ELECTRIC LINE
—//—	WOODEN FENCE
—X—	WIRE FENCE
( )	RECORD INFORMATION

- SCHEDULE B NOTES**
1. THAT CERTAIN RIGHT OF WAY TO STATE OF TEXAS AS PER VOL. 149, PG. 62, D.R.C.T. DOES NOT AFFECT THE SUBJECT TRACT AND IS WITHIN THE EXISTING RIGHT OF WAY OF F.M. HIGHWAY NO. 949.
  2. THAT CERTAIN RIGHT OF WAY TO COLORADO COUNTY AS PER VOL. 178, PG. 89, D.R.C.T. DOES NOT AFFECT THE SUBJECT TRACT AND IS WITHIN THE EXISTING RIGHT OF WAY OF F.M. HIGHWAY NO. 949.
  3. THAT CERTAIN RIGHT OF WAY TO STATE OF TEXAS AS PER VOL. 336, PG. 336, D.R.C.T. DOES NOT AFFECT THE SUBJECT TRACT.
  4. THAT CERTAIN EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS PER VOL. 881, PG. 791, O.R.C.T. DOES AFFECT THE SUBJECT TRACT AS SHOWN ON SURVEY.

- 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. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND MATTERS OF RECORD SHOWN ARE STRICTLY BASED ON A TITLE COMMITMENT ISSUED ON DECEMBER 3, 2018 (EFFECTIVE: NOVEMBER 19, 2018) BY SELECT TITLE, LLC, TITLE COMMITMENT FILE NO. 021807645.
  3. A SEPARATE METERS AND BOUNDS DESCRIPTION TO ACCOMPANIES THIS PLAT.

**SURVEYOR CERTIFICATION**  
THIS SURVEY WAS MADE ON THE GROUND ON DECEMBER 13, 2018 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

FOR FRANK SURVEYING CO., INC.  
BY: MATTHEW W. LOESSIN, R.P.S.  
TEXAS REGISTRATION NO. 5953



**SURVEY PLAT OF 1.45 ACRES  
CASPER HEIMAN SURVEY, A-261  
COLORADO COUNTY, TEXAS**

DATE: 12/14/2018  
DRAWN BY: KAC  
CHECKED BY: MWL  
FIELD CREW: CRH/CBH  
PROJECT NO: 2018122981  
COUNTY: COLORADO  
SCALE: 1" = 50'  
SHEET: 1 OF 1

**FSC INC**  
SURVEYORS+ENGINEERS  
2205 Walnut Street - Columbus, TX 78934  
Ph: 979.732.3114 - Fax: 979.732.5271  
TBLS FIRM 10000100 - TPPE FIRM 17957  
www.fscinc.net