

**COLORADO COUNTY , TEXAS
CITY OF COLUMBUS
TAYLOR ADDITION
BLOCK NO. 141**

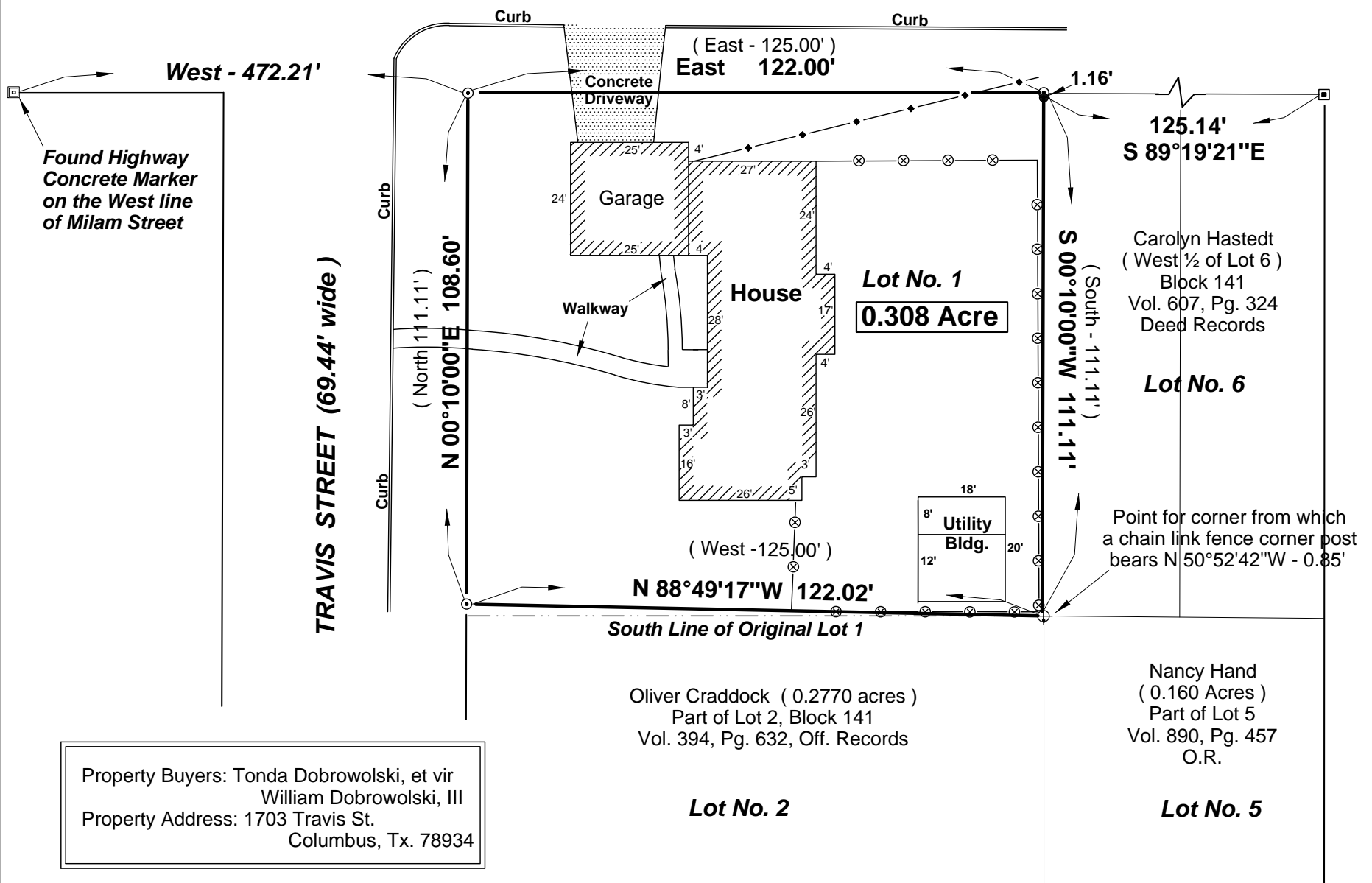


LEGEND

- 1/2" Iron Rod found as called for in record deed
- ⊙ 1/2" Iron Rod set with plastic cap stamped "RAU 4173"
- 5" x 5" Concrete Marker found
- ⊗ Chain-link Fence
- ⊕ Point for corner
- ▣ Concrete Highway marker
- Overhead Power Line
- () Record Deed Calls

Scale 1" = 30'
October 14, 2021
Updated:
November 09, 2021
File Name:
Grubs.Zak

WALLACE STREET (69' wide)



Property Buyers: Tonda Dobrowolski, et vir
William Dobrowolski, III
Property Address: 1703 Travis St.
Columbus, Tx. 78934

Notes

- (1) This property is subject to the rights of the public to any area located within a public roadway, street or alley.
- (2) This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
- (3) The surveyor has not abstracted the subject property.
- (4) Title information furnished by Botts Title as per Commitment GF No. CO-21-379, effective date October 13, 2021. The following matters are listed under Schedule B :
 - (f) Covenants, conditions, reservations, easements, building lines and restrictions applicable to the Taylor Addition as shown on plat recorded in Volume 121, Page 611, Deed Records and as set forth in Volume 121, Page 608 and Volume 122, Page 67, Deed Records, and
 - (h) Right of Way Easement to Lower Colorado River Authority as recorded in Volume 110, Page 410, Deed Records, (Does not affect subject property)
 - (k) Easements, right of ways and other matters affecting the City of Columbus as shown on the record plat recorded in Slide No. 18, Plat Records, and
- (5) This property is subject to any conflicting rights, claims or other matters which may exist or arise by virtue of the discrepancy between the fence lines and actual property lines as shown on the survey plat.
- (6) All tracts are subject to the subdivision and zoning rules and regulations of the City of Columbus.
- (7) All bearings are based on the city subdivision plat. Said bearing being "NORTH" as established by monuments found along the East line of Fannin Street.
- (8) This survey is valid for this transaction only.
- (9) Property description to accompany this plat.

Survey Plat of a 0.308 acre tract of land situated in Colorado County, Texas and being a part or portion of Lot No. 1 in Block 141 of the Taylor Addition to the City of Columbus as recorded in Volume 121, Page 611, Colorado County Deed Records and also being all of that land described in Deed dated February 11, 1993 from Jane Grubbs Sanders to Henry Uffen and Ardith Coyle, recorded in Volume 48, Page 90, Colorado County Official Records.

Rau Surveying
1276 Hwy. 71
P.O. Box 692 Columbus, Texas 78934
Phone: (979) 732-8494 Fax: (979) 732-6468
Firm No. 10162600

I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described hereon.

Darrell Rau

Darrell D. Rau, Registration No. 4173

