

# Colorado County, Texas

## L.S. Von Roeder Survey Abstract 579

Survey plat showing a 11.80 acre tract of land, being a part of the L.S. Von Roeder Survey, Abstract 579 of Colorado County, Texas, and being that same tract as conveyed to Steve Naskrent and wife, Clarine Naskrent as recorded in volume 449, page 330 of the Deed Records of Colorado County, Texas.

Oliver Weishuhn  
67.77 acres  
volume 360  
page 730  
O.R.C.C.T.

Found 1/2" iron rod

N 70°36'32" E  
632.08'

Found 5/8" iron rod

Oliver Weishuhn  
67.77 acres  
volume 360  
page 730  
O.R.C.C.T.

This tract appears to be subject to a M & M Pipe Line Co. easement as set forth in volume 86, page 39 of the Deed Records of Colorado County, Texas. The easement gives a partial description, but this description is not good enough to locate this easement on the ground. Although there are no pipeline markers or any other evidence of a pipeline anywhere in this area, this easement may cross this tract. Also, M & M Pipe Line Co. does not exist any more, and no one can tell me who now operates their pipelines, and therefore I cannot locate this easement on the ground.

Tonja Gilliam  
10.002 acres  
volume 360  
page 722  
O.R.C.C.T.

### 11.80 Acres

William Haley III  
7.891 acres  
volume 473  
page 248  
volume 475  
page 115  
D.R.C.C.T.

This tract is only fenced where the following line type appears



Also, some of the fencing is in need of repair in order to turn livestock.

This tract is subject to the San Bernard Electric Cooperative easement as set forth in volume 410, page 58 of the Deed Records of Colorado County, Texas.



Found 5/8" iron rod

Entrance Gate

Sealy Road

Found 1/2" iron rod

S 73°55'00" W  
339.55'

S 00°01'24" W  
1127.56'

N 14°34'57" W  
1047.04'

I hereby certify that this plat represents the facts as found during an on the ground survey made under my direct supervision on May 28, 2004, and that it substantially conforms to the current Standards and Specifications for a Category 1A, Condition IV Survey.

Rocky Von Roesler  
Registered Professional Land Surveyor  
Number 4702

Reference is hereby made to a land description attached hereto and made a part hereof.

Bearings based on deed call as applied to found monuments on the Southwest line of this tract.

According to the FEMA Flood Insurance Rate Map Community Panel No. 48089C 0100C, effective date January 3, 1990, it appears that this tract does not lie within a Special Flood Hazard Zone "A".

Scale: 1" = 120' Date: 5-30-04

Prepared by: **Rocky Von Roesler**

RPLS # 4702  
6339 Skillet Road La Grange, Texas 78945  
(979) 247-4321

Drawn by: RVR

Revision:

WO # 24181

STATE OF TEXAS            )  
                                  )  
COUNTY OF COLORADO    )

Land Description

BEING a 11.80 acre tract of land, being part of the L. S. Von Roeder Survey, Abstract 579 of Colorado County, Texas, and being that same tract as conveyed to Steve Naskrent and wife, Clarine Naskrent as recorded in volume 449, page 330 of the Deed Records of Colorado County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" iron rod found in the Northwest line of Sealy Road for the South corner of a William Haley tract (volume 473, page 248 and volume 475, page 115) and for the Southeast corner hereof;

THENCE with the Northwest line of Sealy Road South 73 deg. 55 min. 00 sec. West 339.55 feet to a 5/8" iron rod found for the Southeast corner of a Tonja Gilliam tract (volume 360, page 722) for the Southwest corner hereof;

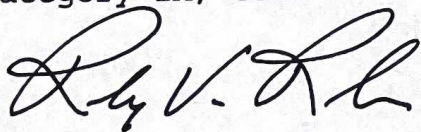
THENCE with the Northeast line of the Gilliam tract and the Northeast line of an Oliver Weishuhn tract (volume 360, page 730) North 14 deg. 54 min. 57 sec. West 1047.04 feet to a 5/8" iron rod found for an interior corner of the Weishuhn tract and for the Northwest corner hereof;

THENCE with the line of the Weishuhn tract North 70 deg. 36 min. 32 sec. East 632.08 feet to a 1/2" iron rod found for the Northwest corner of the Haley tract and for the Northeast corner hereof;

THENCE with the West line of the Haley tract South 00 deg. 01 min. 24 sec. West 1127.56 feet to the PLACE OF BEGINNING, containing 11.80 acres of land.

Reference is hereby made to a survey plat, attached hereto and made a part hereof.

I hereby certify that this land description represents the facts as found during an on the ground survey made under my direct supervision on May 28, 2004, and that it substantially conforms to the current Standards and Specifications for a Category 1A, Condition IV Survey.



Rocky Von Roesler  
Registered Professional Land Surveyor  
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