

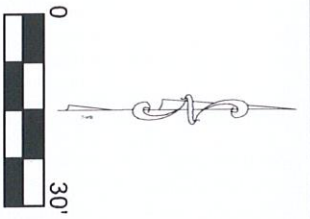
COLORADO COUNTY, TEXAS

CITY OF EAGLE LAKE

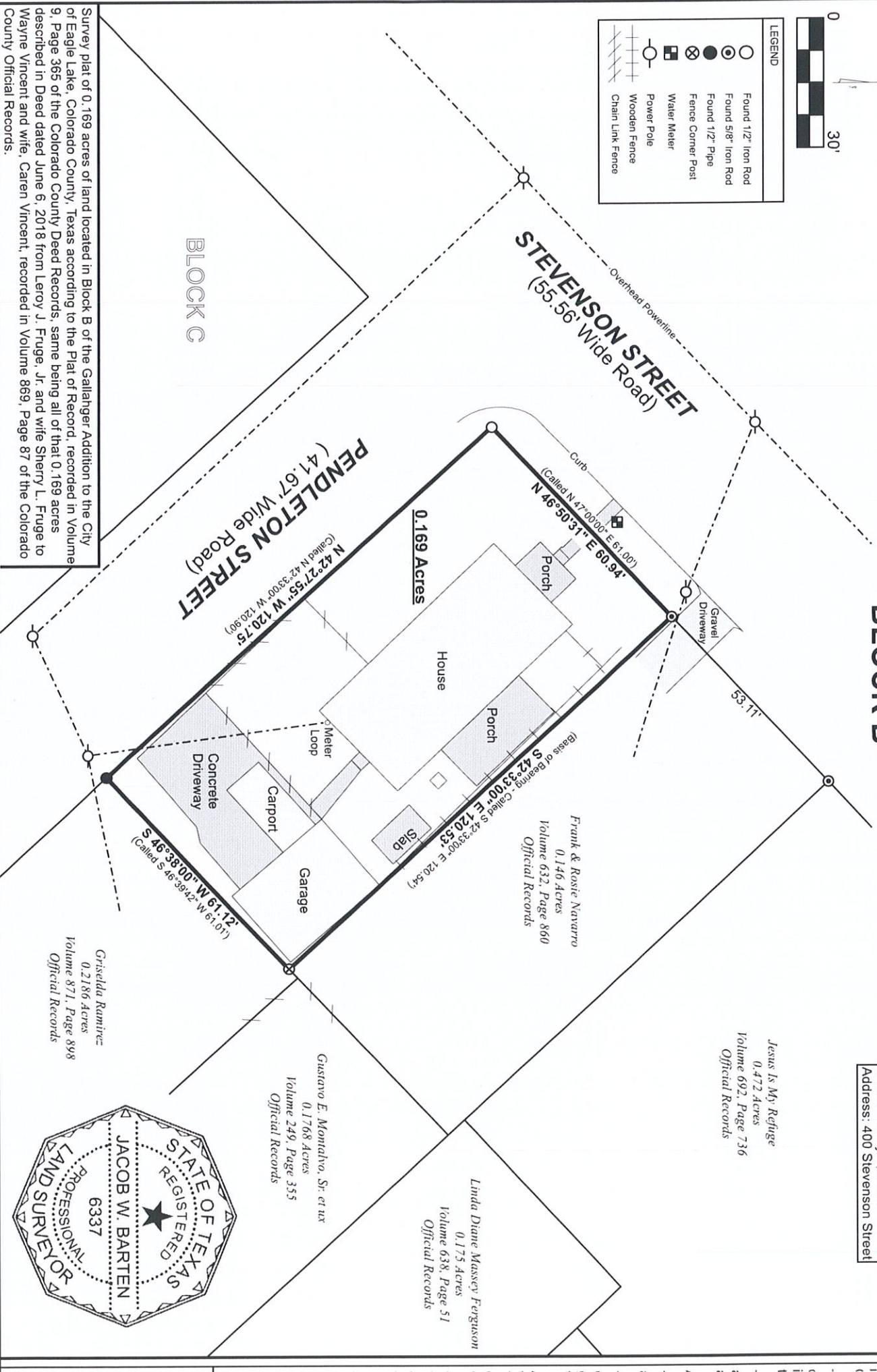
GALLAHGER ADDITION

BLOCK B

Project No. 010419-004
 Date: January 9, 2019
 Address: 400 Stevenson Street



LEGEND	
	Found 1/2" Iron Rod
	Found 5/8" Iron Rod
	Found 1/2" Pipe
	Fence Corner Post
	Water Meter
	Power Pole
	Wooden Fence
	Chain Link Fence



BLOCK C

Survey plat of 0.169 acres of land located in Block B of the Gallagher Addition to the City of Eagle Lake, Colorado County, Texas according to the Plat of Record, recorded in Volume 9, Page 365 of the Colorado County Deed Records, same being all of that 0.169 acres described in Deed dated June 6, 2018 from Leroy J. Fruge, Jr. and wife Sherry L. Fruge to Mayne Vincent and wife, Caren Vincent, recorded in Volume 869, Page 87 of the Colorado County Official Records.



TEXAS LAND SYSTEMS
Surveying & Mapping

STATE OF TEXAS

PROJECT NO. 010419-004

COUNTY OF COLORADO

DATE: JANUARY 9, 2019

Being a 0.169 acre tract of land located in Block B of the Gallagher Addition to the City of Eagle Lake, Colorado County, Texas; and being a part or portion of Lot No. 6 and 7 as shown on the Plat of Record of said addition recorded in Volume 9, Page 365 of the Colorado County Deed Records, same being all of that 0.169 acre tract described in Deed dated June 6, 2018 from Leroy J. Fruge, Jr. and wife, Sherry L. Fruge to Wayne Vincent and wife, Caren Vincent, recorded in Volume 869, Page 87 of the Colorado County Official Records, to which reference is made for all purposes; said 0.169 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the Southeast line of Stevenson Street (55.56' wide) and the Northwest line of Block B for the West corner of a 0.146 acre tract of land conveyed to Frank and Rosie Navarro in Volume 632, Page 860 of the Colorado County Official Records, same being the North corner of the herein described tract. From which a 5/8" iron rod found for the North corner of the Navarro tract, bears N46°50'31" E a distance of 53.11 feet.

THENCE with the Southwest line of the 0.146 acre Navarro tract, **S42°33'00"E** a distance of **120.53 feet** (Basis of Bearing - Called S42°33'00"E 120.54') to a chain link corner post found in the Northwest line of a 0.2186 acre tract of land conveyed to Griselda Ramirez in Volume 871, Page 898 of the Colorado County Official Records for the South corner of said Navarro tract, same being the East corner of the herein described tract.

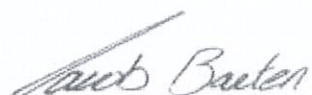
THENCE with the Northwest line of the 0.2186 acre Ramirez tract, **S46°38'00"W** a distance of **61.12 feet** (Called S46°39'42"W 61.01') to a ½" pipe found in the Northeast line of Pendleton Street (41.67' wide) and the Southwest line of Block B for the West corner of said Ramirez tract, same being the South corner of the herein described tract.

THENCE with the Northeast line of Pendleton Street and the Southwest line of Block B, **N42°27'55"W** a distance of **120.75 feet** (Called N42°33'00"W 120.90') to a ½" iron rod found at the intersection of the Southeast line of Stevenson Street and the Northeast line of Pendleton Street for the West corner of Block B, same being the West corner of the herein described tract.

THENCE with the Southeast line of Stevenson Street and the Northwest line of Block B, **N46°50'31"E** a distance of **60.94 feet** (Called N47°00'00"E 61.00') to the **PLACE OF BEGINNING** containing 0.169 acres of land.

This survey is valid for this transaction only. All original prints paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents produced. No part of this document may be reproduced or altered.

Survey Plat accompanies this metes and bounds description.



Jacob W. Barten
R.P.L.S. 6337
Firm Registration No. 10193708

