

COLORADO COUNTY, TEXAS
W. B. DEWEES LEAGUE
ABSTRACT NO. 18

SURVEY NOTES
 1. SOME FEATURES SHOWN ON THIS PLAN MAY BE SHOWN OUT OF SCALE FOR CLARITY.
 2. DIMENSIONS ON THIS PLAN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
 3. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR REPORT.
 4. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, COVENANTS, ETC., THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.

PROPERTY DESCRIPTION
 PLAT SHOWING THE SURVEY AND SUBDIVISION OF LOTS 1-4 SITUATED IN THE CITY OF COLUMBUS, COLORADO COUNTY, TEXAS AND BEING PART OF THE RESIDUE OF THAT CALLED 4.87 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED SEPTEMBER 21, 2005 FROM CAROL ROSE BUTLER RAYNOR TO DEBORAH M. HERRING, AS RECORDED IN VOLUME 506, PAGE 583, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS.

PLANNING AND ZONING COMMITTEE ACKNOWLEDGEMENT
 THE STATE OF TEXAS { }
 COUNTY OF COLORADO { }

THIS IS TO CERTIFY THAT THE CITY OF COLUMBUS PLANNING AND ZONING COMMITTEE HAS APPROVED THIS PLAT FOR FILING WITH THE COUNTY CLERK SUBJECT TO WRITTEN CONSENT OF THE SUBDIVIDER THIS _____ DAY OF _____ 20____.

TRACY LILIE
 CHAIRMAN

CITY MANAGER ACKNOWLEDGEMENT
 THE STATE OF TEXAS { }
 COUNTY OF COLORADO { }

THIS IS TO CERTIFY THAT THE CITY MANAGER OF COLUMBUS HAS REVIEWED AND APPROVED THIS PLAT THIS _____ DAY OF _____ 20____.

DONALD WARSCHAK
 CITY MANAGER

SUBDIVIDER ACKNOWLEDGEMENT
 THE STATE OF TEXAS { }
 COUNTY OF COLORADO { }

KNOW ALL MEN BY THESE PRESENTS, THAT DEBORAH HERRING, DO HEREBY SUBDIVIDE SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEY, PARKS, BUILDING LINES AND EASEMENTS THEREIN SHOWN AS LOTS 1-4 AND BEING PART OF THE RESIDUE OF THAT CALLED 4.87 ACRE TRACT OF LAND SITUATED IN THE CITY OF COLUMBUS, COLORADO COUNTY, TEXAS.

THIS IS TO CERTIFY THAT DEBORAH HERRING, HAVE COMPLIED WITH OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF COLUMBUS AND FURTHER DO CONSENT TO FILE WITH THE COUNTY CLERK THIS _____ DAY OF _____ 20____.

BY: DEBORAH HERRING
 OWNER

NOTARY PUBLIC ACKNOWLEDGEMENT
 THE STATE OF TEXAS { }
 COUNTY OF COLORADO { }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEBORAH HERRING, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

CERTIFICATE OF RECORDING
 THE STATE OF TEXAS { }
 COUNTY OF COLORADO { }

I, _____ COUNTY CLERK OF COLORADO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____ 20____, AT _____ O'CLOCK, _____ M., AND DULY RECORDED ON _____ 20____, AT _____ O'CLOCK, _____ AND IN PLAT CABINET SLIDE NO. _____ OF THE PLAT RECORDS OF COLORADO COUNTY FOR SAID COUNTY.

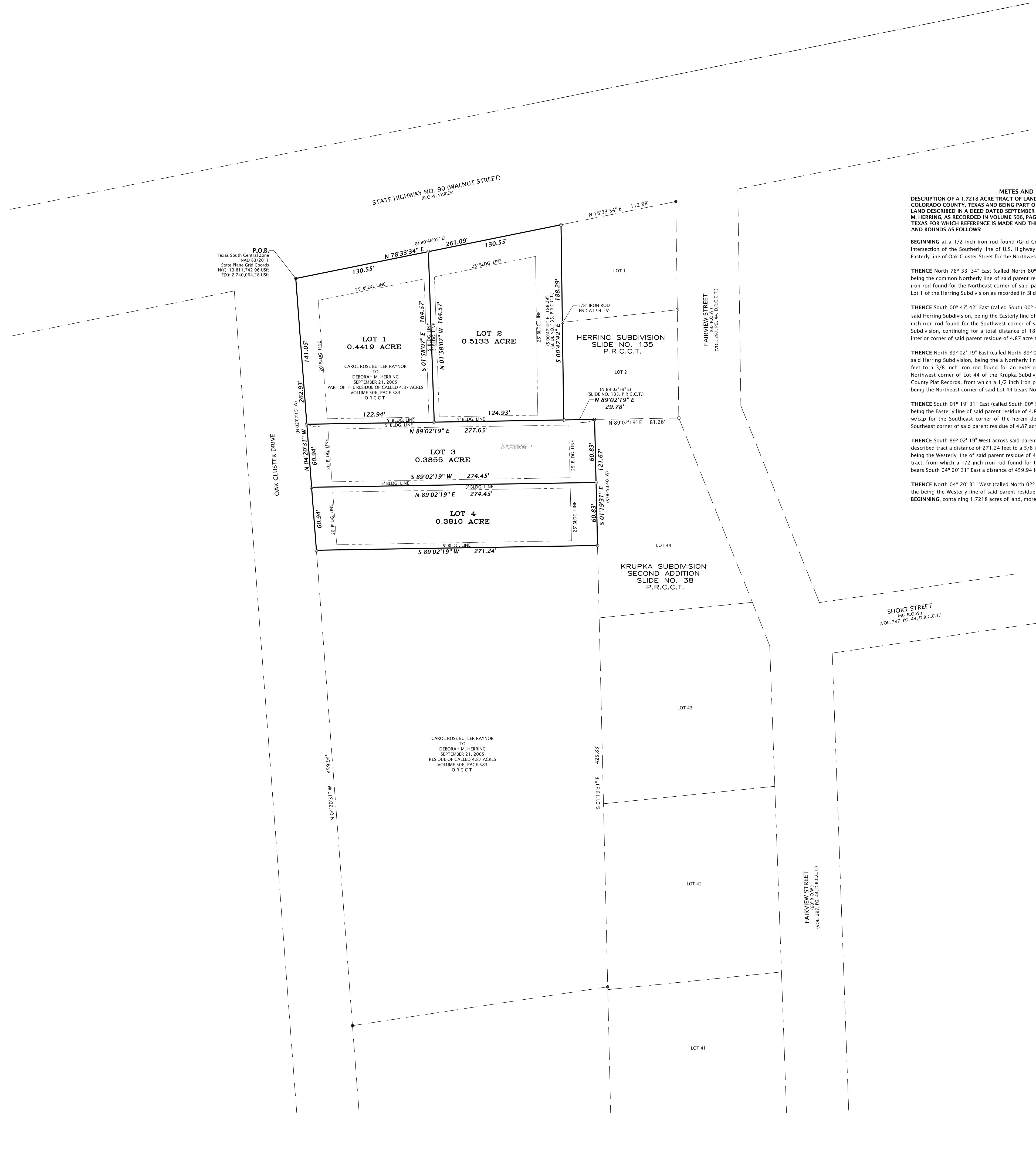
WITNESS MY HAND AND SEAL OF OFFICE, AT COLUMBUS, COLORADO COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

EX OFFICIO CLERK OF COLORADO COUNTY, TEXAS

BY: _____
 DEPUTY

CERTIFICATE FOR SURVEYOR
 I, MATTHEW W. LOESSIN, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH 5/8" IRON RODS W/CAP UNLESS OTHERWISE NOTED.

FOR FSC, INC.
 BY: MATTHEW W. LOESSIN, RPLS
 TEXAS REGISTRATION NO. 5953



METES AND BOUNDS DESCRIPTION
 DESCRIPTION OF A 1.7218 ACRE TRACT OF LAND OUT OF THE W. B. DEWEES LEAGUE, ABSTRACT NO. 18, COLORADO COUNTY, TEXAS AND BEING PART OF THE RESIDUE OF THAT CALLED 4.87 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED SEPTEMBER 21, 2005 FROM CAROL ROSE BUTLER RAYNOR TO DEBORAH M. HERRING, AS RECORDED IN VOLUME 506, PAGE 583, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 0.506 ACRE TRACT BEING DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found (Grid Coordinates: N 13,811,742.96 USF; E 2,740,064.28 USF) at the intersection of the Southerly line of U.S. Highway No. 90 (also known as Walnut Street) (R.O.W. Varies) and the Easterly line of Oak Cluster Street for the Northwest corner of said parent residue of 4.87 acre tract;
THENCE North 78° 33' 34" East (called North 80° 46' 05" East) with the Southerly line of U.S. Highway No. 90, being the common Northerly line of said parent residue of 4.87 acre tract a distance of 261.09 feet to a 5/8 inch iron rod found for the Northeast corner of said parent residue of 4.87 acre tract, being the Northwest corner of Lot 1 of the Herring Subdivision as recorded in Slide No. 135, Colorado County Plat Records;
THENCE North 78° 33' 34" East (called North 80° 46' 05" East) with the Southerly line of U.S. Highway No. 90, being the common Northerly line of said parent residue of 4.87 acre tract a distance of 261.09 feet to a 5/8 inch iron rod found for the Northeast corner of said parent residue of 4.87 acre tract, being the Northwest corner of Lot 1 of the Herring Subdivision as recorded in Slide No. 135, Colorado County Plat Records;
THENCE North 89° 02' 19" East (called North 89° 02' 19" East, Slide No. 135, P.R.C.C.T.) with the Southerly line of said Herring Subdivision, being the a Northerly line of said parent residue of 4.87 acre tract a distance of 29.78 feet to a 3/8 inch iron rod found for an exterior corner of said parent residue of 4.87 acre tract, being the Northwest corner of Lot 44 of the Krupka Subdivision - Second Addition as recorded in Slide No. 38, Colorado County Plat Records, from which a 1/2 inch iron pipe found for the Southeast corner of said Herring Subdivision, being the Northeast corner of said Lot 44 bears North 89° 02' 19" East a distance of 81.26 feet;
THENCE South 01° 19' 31" East (called South 00° 53' 40" West) with the Westerly line of said Krupka Subdivision, being the Easterly line of said parent residue of 4.87 acre tract a distance of 121.62 feet to a 5/8 inch iron rod set w/cap for the Southeast corner of the herein described tract, from which a 1/2 inch iron rod found for the Southeast corner of said parent residue of 4.87 acre tract bears South 01° 19' 31" East a distance of 425.83 feet;
THENCE South 89° 02' 19" West across said parent residue of 4.87 acre tract with the Southerly line of the herein described tract a distance of 271.24 feet to a 5/8 inch iron rod set w/cap in the Easterly line of Oak Cluster Drive, being the Westerly line of said parent residue of 4.87 acre tract for the Southwest corner of the herein described tract, from which a 1/2 inch iron rod found for the Southwest corner of said parent residue of 4.87 acre tract bears South 04° 20' 31" East a distance of 459.94 feet;
THENCE North 04° 20' 31" West (called North 02° 07' 15" West) with the Easterly line of Oak Cluster Drive, being the being the Westerly line of said parent residue of 4.87 acre tract a distance of 262.93 feet to the **POINT OF BEGINNING**, containing 1.7218 acres of land, more or less.

- LEGEND**
- o 5/8" IRON ROD SET W/ 2" ALLUM. CAP
 - MAC NAIL SET W/ STAMPED DISC
 - o 5/8" IRON ROD FOUND
 - 1/2" IRON ROD FOUND
 - o 3/8" IRON ROD FOUND
 - o 1/2" IRON PIPE FOUND
 - () RECORD INFORMATION

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
 VERTICAL DATUM: NAVD 88
 COMBINED SCALE FACTOR: 0.9998773869
 HEARING BASIS: TX LAMBERT GRID SOUTH CENTRAL ZONE
 DISTANCES SHOWN ARE GRID VALUES

CONFIDENTIALITY STATEMENT
 THIS IS THE PROPERTY OF FSC, INC. AND ITS ASSIGNEES. IT IS SUPPLIED IN CONFIDENCE AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY STATED HEREIN. IF IT IS COPIED, REPRODUCED, TRANSMITTED, DISCLOSED OR UTILIZED WITHOUT PERMISSION IN WRITING FROM THE OWNERS.

FSC INC
 SURVEYORS + ENGINEERS
 2205 Walnut Street - Columbus, TX 78934
 737.706.0600
 10010 TRIBE FIREWAY
 Driving Performance. Delivering Results.

FINAL PLAT OF ROSE GARDEN SUBDIVISION SECTION 1 A PLAT OF 1.7218 ACRE TRACT W. B. DEWEES LEAGUE, A-18 COLORADO COUNTY, TEXAS

REV	DATE	BY

FIELD CREW	DATE
TTH/CTH	04/01/2022
DRAWN	DATE
KAC	07/06/2022
CHECKED	DATE
MWL	07/06/2022
APPROVED	DATE
MWL	07/06/2022

STATUS: **CITY OF COLUMBUS MINOR PLAT**

SCALE: 1" = 50'

PROJ NO: 2020121649

GRAPHIC SCALE: 0' 20' 40' 60'

REV: 0