

TRACT ONE

A DESCRIPTION OF 1.996 ACRES, MORE OR LESS, IN THE JAMES CUMMINS LEAGUE, ABSTRACT NUMBER NO. 12, IN COLORADO COUNTY, TEXAS, AND BEING ALL OF THAT TRACT CALLED 1.00 ACRES AS DESCRIBED IN A DEED TO GLENNON TROJACEK, ET UX RECORDED IN VOLUME 326, PAGE 25, ORCCT (OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS), AND ALL OF THAT TRACT CALLED 0.998 ACRES AS DESCRIBED IN A DEED TO GLENNON TROJACEK, ET UX RECORDED IN VOLUME 326, PAGE 28, ORCCT; SAID TRACT SUBJECT TO A NON-EXCLUSINVE ROADWAY EASEMENT, TWENTY (20) FEET IN WIDTH, ALONG THE SOUTHERLY LINE HEREOF, FOR ACCESS THERETO FROM A PUBLIC ROADWAY; SAID 1.996 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the north line of said 20 foot roadway easement for Huebel Lane, for the southeast corner of said 1.00 acre Trojacek tract, for the southwest corner of that tract called 4.369 acres as described in a deed to Gregory E. Venghaus, et ux recorded in Volume 281, Page 500, ORCCT, and for the southeast corner of this description;

N: 13817177.45

E: 2746933.25

THENCE, leaving said 4.369 acre Venghaus tract, and along the north line of said 20 foot roadway easement for Huebel Lane, the south line of said 1.00 acre Trojacek tract, the south line of said 0.998 acre Trojacek tract, and the south line of this tract, the following two (2) courses and distances:

1. **S88°23'45"W**, a distance of **135.96** feet, (East, 135.9') to a 1/2" iron rod found in the north line of said 20 foot roadway easement for Huebel Lane, for the southwest corner of said 1.00 acre Trojacek tract, for the southeast corner of said 0.998 acre Trojacek tract, and for an angle point in the south line of this description;
2. **S88°24'33"W**, a distance of **135.93** feet, (S89°32'13"W, 135.90') to a 1/2" iron rod found in the north line of said 20 foot roadway easement for Huebel Lane, for the southwest corner of said 0.998 acre Trojacek tract, for the southeast corner of that tract called one acre (Second Tract) as described in a deed to Joe J. Wavra, et ux recorded in Volume 243, Page 603, DRCCT (Deed Records of Colorado County, Texas), for the southwest corner of this description, and from which a 1/2" iron rod found bears S88°21'12"W, a distance of 268.35 feet for reference;

THENCE, leaving the north line of said 20 foot roadway easement for Huebel Lane, and along a fence, the west line of said 0.998 acre Trojacek tract, the east line of said one acre Wavra (Second Tract), and the west line of this tract, **N05°07'46"E**, a distance of **322.23** feet, (S06°14'34"E, 323.15') to a 5/8" iron rod found in the south line of Lot 13 of Providence Landing as shown on the plat recorded in Volume 526, Page 480, PRCCT (Plat Records of Colorado County, Texas), for the northwest corner of said 0.998 acre Trojacek tract, for the northeast corner of said one acre Wavra (Second Tract), and for the northwest corner of this description;

THENCE, leaving said one acre Wavra (Second Tract), and along a fence, the north line of said 0.998 acre Trojacek tract, the north line of said 1.00 acre Trojacek tract, the south line of Lot 13 and Lot 12 of said Providence Landing, and the north line of this tract, the following two (2) courses and distances:

1. **N88°25'57"E**, a distance of **135.85** feet, (N89°32'13"E, 135.90') to a 1/2" capped iron rod stamped "Atwell, LLC" set in the south line of Lot 13 of said Providence Landing, for the northeast corner of said 0.998 acre Trojacek tract, for the northwest corner of said 1.00 acre Trojacek tract, and for an angle point in the north line of this description;

2. **N88°25'57"E**, passing a 1/2" iron rod found 1.2 feet off of the monumented line for the common corner of Lots 12 and 13 of said Providence Landing at 92.57 feet, continuing and passing a 1/2" iron rod found 0.1 feet off of the monumented line at 118.47 feet, and continuing for a **total distance** of **135.85** feet, (West, 135.9') to a 1/2" iron rod found in the south line of Lot 12 of said Providence Landing, for the northeast corner of said 1.00 acre Trojacek tract, for the northwest corner of the previously mentioned 4.369 acre Venghaus tract, and for the northeast corner of this description;

THENCE, leaving Lot 12 of said Providence Landing, and along the east line of said 1.00 acre Trojacek tract, the west line of said 4.369 acre Venghaus tract, and the east line of this description, **S05°05'49"W**, a distance of **322.06** feet, (N07°E 323.0') to the **POINT OF BEGINNING** hereof, and containing 1.996, acres more or less.

Surveyed on the ground September 1, 2022. Bearing Basis: Texas Coordinate System (NAD83), Geoid 2018, South Central Zone, based on GPS solutions from SmartNet. Coordinates are grid; However, distances and areas shown hereon are reported at surface values based on surface adjustment factor of 1.00012476. Attachments: drawing 22004578(01).dwg.

Billy A. Patterson 9/7/2022

BILLY A. PATTERSON, R.P.L.S. NO. 6030
FIRM NO. 10193726





TRACT TWO

A DESCRIPTION OF 0.074 ACRES, MORE OR LESS, IN THE JAMES CUMMINS LEAGUE, ABSTRACT NUMBER NO. 12, IN COLORADO COUNTY, TEXAS, AND BEING ALL OF THAT TRACT CALLED 3,238 SQUARE FEET AS DESCRIBED IN A DEED TO GLENNON TROJACEK, ET UX RECORDED IN VOLUME 444, PAGE 612, ORCCT (OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS); SAID 0.074 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a cotton spindle found in the north line of Garden Lane (60' ROW), for the southwest corner of that tract called one acre as described in a deed to Mary Holder Price recorded in Volume 964, Page 25, ORCCT, for the southeast corner of said 3,238 square foot Trojacek tract, for the southeast corner of this description, and from which a 1/2" capped iron rod stamped "Texas Land Systems RPLS 6337" found in the north line of Garden Lane for the southeast corner of said one acre Price tract bears N88°18'09"E, a distance of 242.02 feet for reference;
N:13816972.42
E:2746761.67

THENCE, leaving said one acre Price tract, and along the north line of Garden Lane, the south line of said 3,238 square foot Trojacek tract, and the south line of this tract, **S88°22'42"W**, a distance of **17.97** feet to a 3/8" iron rod found in the north line of Garden Lane, for the southwest corner of said 3,238 square foot Trojacek tract, for the southeast corner of the remaining portion of Tract No. 4 of Turner Subdivision as shown on the plat recorded in Volume 155, Page 519, DRCCT (Deed Records of Colorado County, Texas), and for the southwest corner of this description;

THENCE, leaving the north line of Garden Lane, and along the west line of said 3,238 square foot Trojacek tract, the east line of the remaining portion of Tract No. 4 of said Turner Subdivision, and the west line of this tract, **N02°08'54"E**, a distance of **179.92** feet to a 1/2" capped iron rod stamped "RPLS 2363" found in the south line of a 20 foot non-exclusive roadway easement for Huebel Lane as cited in Volume 326, Pages 25 and 28, ORCCT, for the northwest corner of said 3,238 square foot Trojacek tract, for the northeast corner of the remaining portion of Tract No. 4 of said Turner Subdivision, and for the northwest corner of this description;

THENCE, leaving the remaining portion of Tract No. 4 of said Turner Subdivision, and along the south line of said 20' roadway easement for Huebel Lane, the north line of said 3,238 square foot Trojacek tract, and the north line of this tract, **N88°20'23"E**, a distance of **17.99** feet to a 1" iron pipe found in the south line of said 20' roadway easement for Huebel Lane, for the northeast corner of said 3,238 square foot Trojacek tract, for the northwest corner of the previously mentioned one acre Price tract, for the northeast corner of this description, and from which a 1/2" capped iron rod stamped "Texas Land Systems RPLS 6337" found in the south line of said 20' roadway easement for Huebel Lane for the northeast corner of said one acre Price tract bears N88°20'39"E, a distance of 243.01 feet for reference;

THENCE, leaving the south line of said 20' roadway easement for Huebel Lane, and along the east line of said 3,238 square foot Trojacek tract, the west line of said one acre Price tract, and the east line of this tract, **S02°09'09"W**, a distance of **179.94** feet to the **POINT OF BEGINNING** hereof, and containing 0.074 acres more or less.

Surveyed on the ground September 1, 2022. Bearing Basis: Texas Coordinate System (NAD83), Geoid 2018, South Central Zone, based on GPS solutions from SmartNet. Coordinates are grid; However, distances and areas shown hereon are reported at surface values based on surface adjustment factor of 1.00012476. Attachments: drawing 22004578(01).dwg.

Billy A. Patterson

BILLY A. PATTERSON, R.P.L.S. NO. 6030
FIRM NO. 10193726



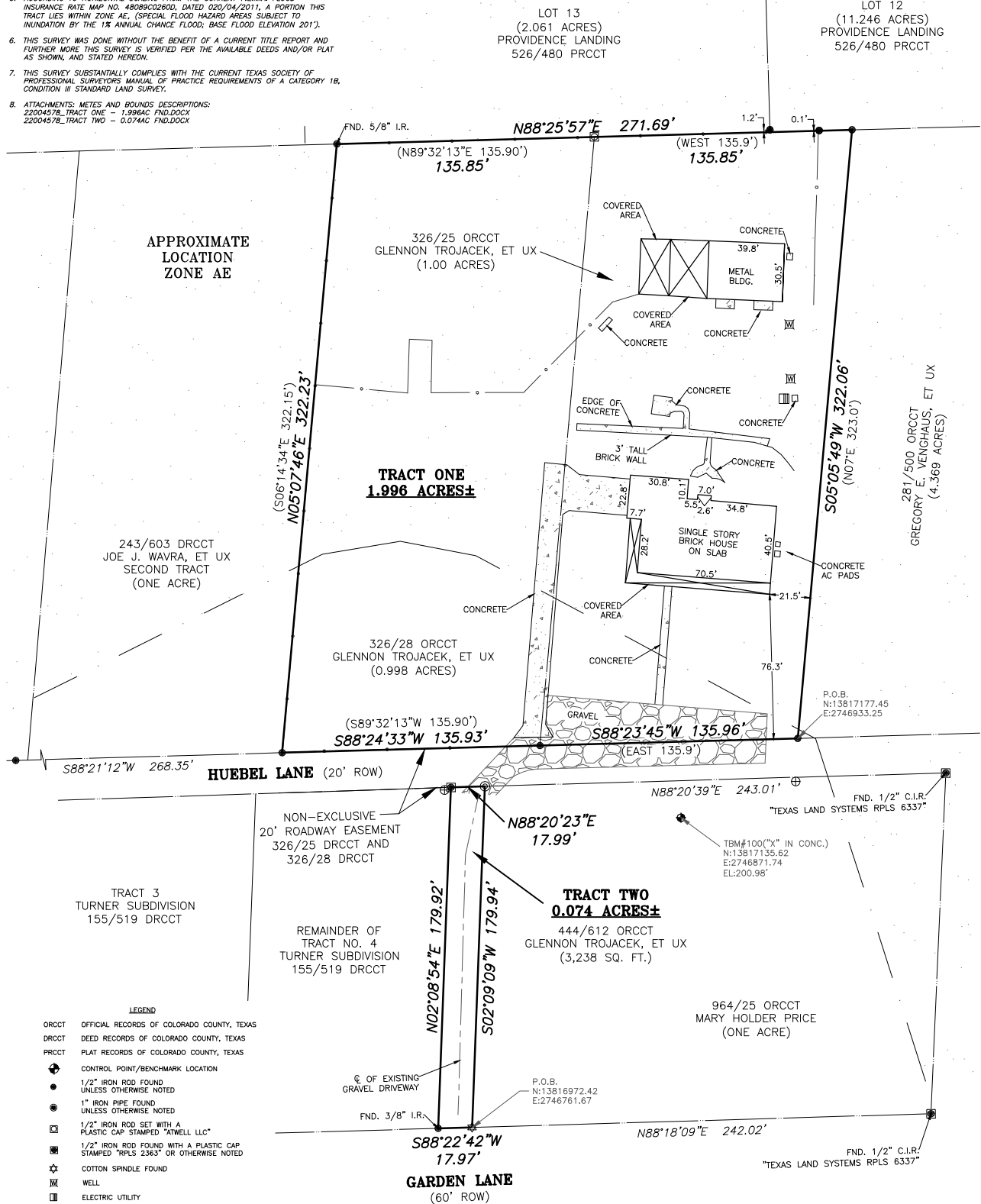
NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
3. BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), GEOID 2018, SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM CORS NETWORK. COORDINATES ARE GRID; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON THE SURFACE ADJUSTMENT FACTOR OF 1.00012476.
4. ELEVATIONS BASIS: CORS, NAVD 88, GEOID 2018, BASED ON GPS SOLUTIONS FROM CORS NETWORK. ORTHOMETRIC HEIGHT/ELEVATION = 200.98' USFT @ TBM-100 AS SHOWN ON THIS SURVEY.
5. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48089C0260D, DATED 02/04/2011, A PORTION THIS TRACT LIES WITHIN ZONE AE. (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATION 201').
6. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND FURTHER MORE THIS SURVEY IS VERIFIED PER THE AVAILABLE DEEDS AND/OR PLAT AS SHOWN, AND STATED HEREON.
7. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS OF A CATEGORY 1B, CONDITION III STANDARD LAND SURVEY.
8. ATTACHMENTS: METES AND BOUNDS DESCRIPTIONS:
22004578_TRACT ONE - 1.996AC FND.DOCX
22004578_TRACT TWO - 0.074AC FND.DOCX



SCALE: 1" = 50'

ZONING SETBACKS
NO ZONING OR SETBACK DATA FOUND FOR THESE TRACTS.



- LEGEND**
- ORCCT OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS
 - DRCT DEED RECORDS OF COLORADO COUNTY, TEXAS
 - PRCCT PLAT RECORDS OF COLORADO COUNTY, TEXAS
 - ⊕ CONTROL POINT/BENCHMARK LOCATION
 - 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - ⊙ 1" IRON PIPE FOUND UNLESS OTHERWISE NOTED
 - ⊠ 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "ATWELL LLC"
 - ⊡ 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "RPLS 2363" OR OTHERWISE NOTED
 - ☆ COTTON SPINDLE FOUND
 - ⊞ WELL
 - ⊞ ELECTRIC UTILITY
 - ⊞ ELECTRIC BOX/TRANSFORMER
 - o— UTILITY POLE, OVERHEAD UTILITY LINE, GUY
 - o— IRON FENCE

1031 HUEBEL LANE,
COLUMBUS, TEXAS

JOB NUMBER: 22004578

CLIENT: DUSTIN HELMCAMP

DATE: 9/7/2022

FIELD CREW: SF

OFFICE: BG/JL/BP

FB/PG: 22004578_SF.dxf

**TRACT ONE - 1.996 ACRES,
& TRACT TWO - 0.074 ACRES,
MORE OR LESS, IN THE
JAMES CUMMINS LEAGUE,
ABSTRACT NO. 12,
COLORADO COUNTY, TEXAS**



TO DUSTIN HELMCAMP EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON SEPTEMBER 1, 2022; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON.

Billy A. Patterson

BILLY A. PATTERSON, R.P.L.S. NO. 6030
FIRM NO. 10193726

COLORADO COUNTY, TEXAS

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