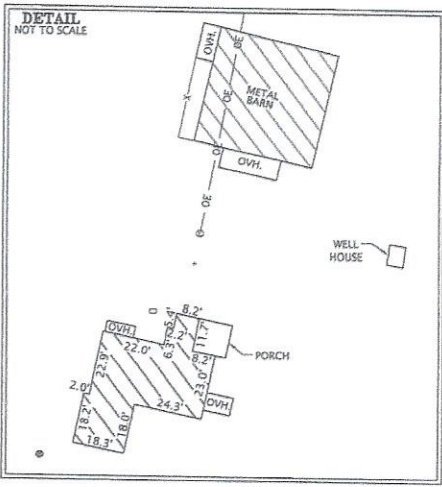
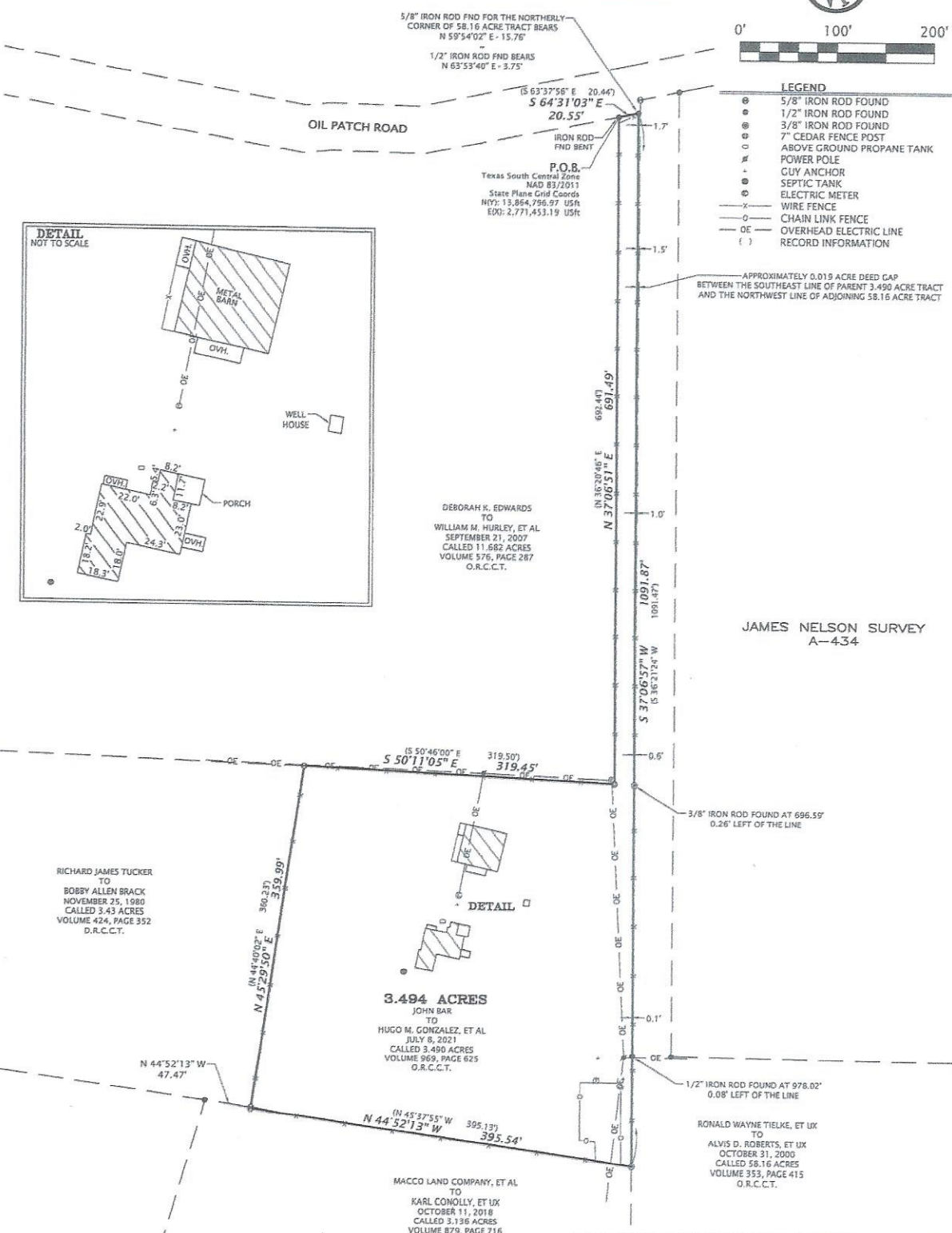


COLORADO COUNTY, TEXAS
JAMES NELSON SURVEY
ABSTRACT NO. 434

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
 VERTICAL DATUM: NAVD 88
 COMBINED SCALE FACTOR: 0.9998891091
 BEARING BASIS: TX. LAMBERT GRID SOUTH CENTRAL ZONE
 DISTANCES SHOWN ARE SURFACE VALUES



- LEGEND**
- ⊙ 5/8" IRON ROD FOUND
 - ⊙ 1/2" IRON ROD FOUND
 - ⊙ 3/8" IRON ROD FOUND
 - ⊙ 7" CEDAR FENCE POST
 - ABOVE GROUND PROPANE TANK
 - ⊙ POWER POLE
 - ⊙ GUY ANCHOR
 - ⊙ SEPTIC TANK
 - ⊙ ELECTRIC METER
 - x- WIRE FENCE
 - o- CHAIN LINK FENCE
 - oe- OVERHEAD ELECTRIC LINE
 - () RECORD INFORMATION

APPROXIMATELY 0.019 ACRE DEED GAP BETWEEN THE SOUTHEAST LINE OF PARENT 3.490 ACRE TRACT AND THE NORTHWEST LINE OF ADJOINING 58.16 ACRE TRACT

DEBORAH K. EDWARDS TO WILLIAM M. HURLEY, ET AL SEPTEMBER 21, 2007 CALLED 11.692 ACRES VOLUME 576, PAGE 287 O.R.C.C.T.

RICHARD JAMES TUCKER TO BOBBY ALLEN BRACK NOVEMBER 25, 1980 CALLED 3.43 ACRES VOLUME 424, PAGE 352 D.R.C.C.T.

3.494 ACRES JOHN BAR TO HUGO M. GONZALEZ, ET AL JULY 8, 2021 CALLED 3.490 ACRES VOLUME 809, PAGE 625 O.R.C.C.T.

MACCO LAND COMPANY, ET AL TO KARL CONOLLY, ET UX OCTOBER 11, 2019 CALLED 3.136 ACRES VOLUME 879, PAGE 716 O.R.C.C.T.

RONALD WAYNE TIELKE, ET UX TO ALVIS D. ROBERTS, ET UX OCTOBER 31, 2000 CALLED 58.16 ACRES VOLUME 353, PAGE 415 O.R.C.C.T.

SURVEY NOTES

- THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR REPORT.
- PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.
- A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

SURVEYOR CERTIFICATION
 THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON SEPTEMBER 23, 2021 AND OCTOBER 4, 2021 AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

Matthew W. Loessin
 FOR FSC, INC.
 BY: MATTHEW W. LOESSIN, RPLS
 TEXAS REGISTRATION NO. 5953
 10/11/2021



SURVEY PLAT OF 3.494 ACRES
JAMES NELSON SURVEY, A-434
COLORADO COUNTY, TEXAS

DATE: 10/11/2021
 DRAWN BY: CBH
 CHECKED BY: MWL
 FIELD CREW: TTH/PJD
 PROJECT NO: 2021091275
 COUNTY: COLORADO
 SCALE: 1" = 100'
 SHEET: 1 OF 1

FSC INC
 SURVEYORS+ENGINEERS
 2205 Walnut Street - Columbus, TX 78954
 PH: 979-732-3114 - FAX: 979-732-5271
 TBPLS FIRM 1000100 - TBPE FIRM 17957
 www.fscinc.net

PROJECT: 2021091275 SURVEY: 2021091275_FINAL.dwg (01.11.2021 12:24pm)