

TEXAS LAND SYSTEMS
Surveying & Mapping

STATE OF TEXAS

PROJECT NO. 060217-054

COUNTY OF COLORADO

DATE: SEPTEMBER 14, 2018

TRACT 1

Being a 14.787 acre tract of land located in the Jasper A. Sergeant League, Abstract No. 652 in Colorado County, Texas; and being a part or portion of that tract of land described as 64 acres in Deed dated August 17, 1984 from Alfonse B. Holub to Martha Holub, recorded in Volume 491, Page 398 of the Colorado County Deed Records, to which reference is made for all purposes; said 14.787 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found for the Northeast corner of a 64 acre tract of land conveyed to DZ Partners, Ltd. in Volume 212, Page 721 of the Colorado County Official Records, same being the Northwest corner of the 64 acre parent tract and the Northwest corner of the herein described tract.


THENCE with the North line of the 64 acre parent tract, **EAST** a distance of **449.41 feet** to a 1/2" iron rod set for the Northeast corner of the herein described tract, same being the Northwest corner of Tract 2 this day surveyed.

THENCE severing the 64 acre parent tract with the West line of Tract 2, **SOUTH** a distance of **1433.30 feet** to a 1/2" iron rod set in the North line of County Road No. 253 for the Southwest corner of Tract 2, same being the Southeast corner of the herein described tract.

THENCE WEST along the North line of said road a distance of **449.41 feet** to a 1/2" iron rod set for the Southwest corner of the herein described tract, same being the Southeast corner of the aforementioned 64 acre DZ tract.

THENCE NORTH with the common line of said DZ tract and the 64 acre parent tract a distance of **1433.30 feet** to the **PLACE OF BEGINNING** containing 14.787 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 these field notes.



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

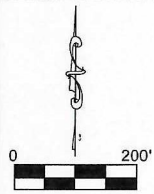


COLORADO COUNTY, TEXAS

JASPER A. SERGEANT LEAGUE

ABSTRACT NO. 652

LEGEND	
○	Found 3/8" Iron Rod
⊙	Set 1/2" Iron Rod
•	Point
—S—	Survey Line
—X—	Wire Fence



Jose Becerril Sanchez
6.027 Acres - Second Tract
Volume 546, Page 435
Official Records

Lori Kay Arnold Pratkan
6.00 Acres - Second Tract
Volume 647, Page 291
Official Records

Theresa Janak
6.00 Acres - Second Tract
Volume 347, Page 216
Official Records

Theresa Janak
6.00 Acres - First Tract
Volume 347, Page 216
Official Records

DZ Partners, Ltd.
64.00 Acres
Volume 212, Page 721
Official Records

Tract 1
14.787 Acres

Tract 2
14.787 Acres

Tract 3
14.787 Acres

Tract 4
19.174 Acres

LINE	BEARING	HORIZ DIST
L1	S8°51'38"W	70.64'
L2	S18°45'59"W	70.45'
L3	S30°52'08"W	56.87'
L4	S43°49'30"W	44.77'
L5	S56°00'00"W	66.26'
L6	S74°08'42"W	58.07'
L7	S87°23'50"W	35.53'

ROBERT MAXWELL, A - 6004

JOHN PRUDE, A - 498

JOHN BRENNAN, A - 898

Colorado County
0.774 Acres (15' Wide Strip)
Volume 88, Page 639
Official Records

JAMES G. O'FARRELL, A - 38

Colorado County
0.774 Acres (15' Wide Strip)
Volume 88, Page 639
Official Records

Survey plat showing the partition of a called 64 acre tract of land located in the Jasper A. Sergeant League, Abstract No. 652 in Colorado County, Texas; and being the same land described in Deed dated August 17, 1984 from Alfonse B. Holub to Martha Holub, recorded in Volume 491, Page 398 of the Colorado County Deed Records.

Project No. 060217-054
Date: June 13, 2017
Revised Date: September 14, 2018

Notes

This survey was performed without the benefit of a title commitment.

This property is subject to the easements, restrictions, covenants, and conditions, which may be applicable.

This property is subject to the rights of the public to any area located within a public roadway, street, or alley.

All fences are shown in their approximate location.

This survey was performed without the benefit of an abstract of title.

This is a boundary survey only and does not show improvements or easements.

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 and depictions produced. No part of this document may be reproduced or altered.

This survey is valid for use by the Martha Holub Estate Partnership only, and shall not be used for any further conveyance or transaction without written verification by Texas Land Systems.

This survey is considered an unofficial document unless having an original signature and seal of surveyor.

Legal descriptions to accompany this plat.

By the acceptance and use of this document, you hereby acknowledge that you have read, understand and agree with the above notes.



TEXAS LAND SYSTEMS

Surveying & Mapping
3554 FM 109 Columbus, Texas 78934
Phone: (979) 732 - 2086
Firm Registration No. 10193708

I, Jacob W. Barten, Registered Professional Land Surveyor No. 6337 of Colgrove County, Texas hereby state that this plat represents the results of an on the ground survey, performed under my supervision.

Jacob W. Barten
Jacob W. Barten, RPLS 6337