

STATE OF TEXAS

COUNTY OF COLORADO

**Land Description**  
**9.519 Acres**

**BEING** a tract or parcel containing 9.519 acres of land situated in Colorado County, Texas and being a part or portion of Tract No. 11 in the Central Harvey Morey Survey, Abstract No. 730, which is a part or portion of that same land described in Deed dated February 4, 1975 from Charles E. Giberson, et ux to Lois Jean Mimms and Tyler Jay Anderson, recorded in Volume 329, Page 851, Colorado County Deed Records. Said 9.519 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a PK nail and disk found in the center of County Road 273 for the Southeast corner of the Harvey Morey Survey and the Southeast corner of Tract No. 1 of the Southern Harvey Morey Survey as shown on the record survey plat of said Harvey Morey Survey recorded in Slide No. 9, Colorado County Plat Records;

**THENCE** along the East line of said Harvey Morey Survey, within the margins of County Road 273 (80 feet in width), N 00° 04' 40" E a distance of 6662.81 feet to a point for the Southeast corner of Tract No. 11 and the Southeast corner of a 0.546 acre tract conveyed Colorado County for road purposes;

**THENCE** along the South line of Tract No. 11, common with the North line of Tract No. 6, N 89°55'00" W a distance of 36.80 feet to a ½" iron rod set for the **POINT OF BEGINNING** and Southeast corner of the herein described tract, also being the Southwest corner of said Colorado County 0.546 acre tract;

**THENCE** along the common line of said Tract No. 6 and Tract No. 11, N 89° 55' 00" W a distance of 623.20 feet to a ½" iron rod set for the Southwest corner of the herein described Tract No. 11, also being the common corner of Tracts 6, 7 and 12;

**THENCE** along the West line of Tract No. 11, common with East line of Tract No. 12, which is not fenced, N 00°04'40" E a distance of 668.16 feet to a ½" iron rod set in a fence line for the Northwest corner of the herein described tract and being on the South line of the Michael Pfister 258.73 acre tract as described in Volume 760, Page 407, Official Records;

**THENCE** following an existing fence and along the South boundary of the Pfister 258.73 acre tract, S 89°23'00" E a distance of 623.40 feet to a ¾" iron rod found on the West line of County Road 273 for the Southeast corner of the Pfister tract and being the Northeast corner of the herein described tract and from which a PK nail set in County Road 273 bears S 89° 23' 00' E a distance of 36.63 feet;

**THENCE** along the West line of County Road 273, which is marked by an existing fence, S 00°05'34" W a distance of 662.36 feet to the **POINT OF BEGINNING**, containing 9.519 acres of land.

Notes:

- (1) All bearings are based on the City of Sheridan subdivision plat.
- (2) A survey plat to accompany this description.

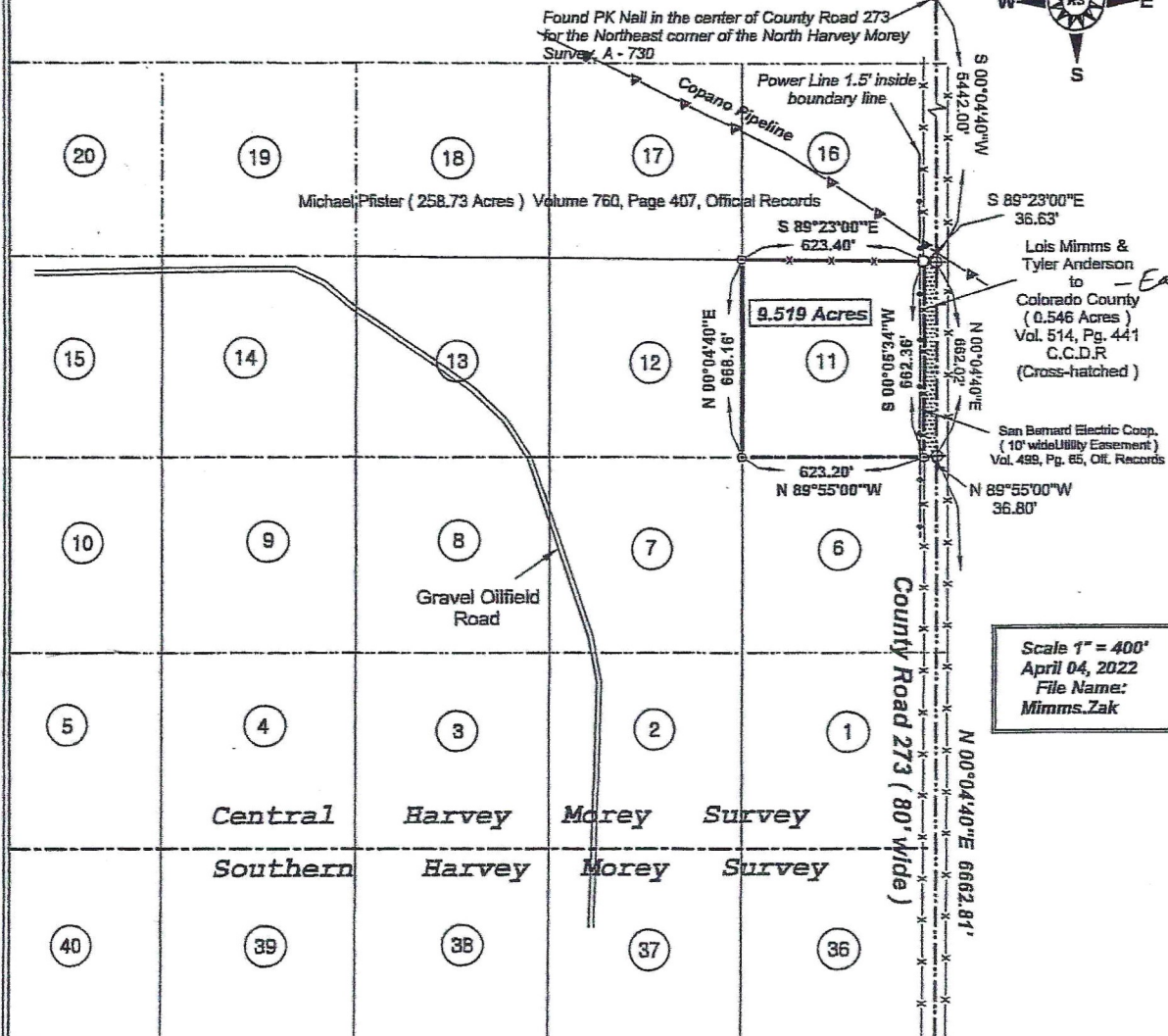
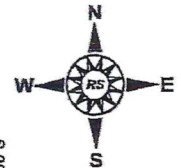


Darrell D. Rau  
Registered Professional Land Surveyor  
Registration No. 4173  
Firm No. 10162600

Date: April 4, 2022



# COLORADO COUNTY, TEXAS CENTRAL HARVEY MOREY SURVEY ABSTRACT NO. 730



Scale 1" = 400"  
April 04, 2022  
File Name:  
Mimms.Zak

**Notes**

- (1) This property is subject to the following roadway matters: (a) Reservations of strips of land along the outside boundaries of the Northern Harvey Morey Survey, the Central Harvey Morey Survey and the Southern Harvey Morey Survey for roadway purposes as indicated on the subdivision plat recorded in Slide 9, Colorado County Plat Records.
- (2) All fence lines are shown in their general locations and may not represent an exact location of the entire fence.
- (3) This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
- (4) This survey is based on an unrecorded plat prepared by State Land Surveyor, C. Montgomery, Jr., on March 21, 1953, which shows boundary calls to all found corners of the Harvey Morey Survey. All lots were calculated by proration.
- (5) This survey is valid for this transaction only.
- (6) Title information was not furnished.
- (7) This property is subject to any conflicting rights, claims or other matters which may exist or arise by virtue of the discrepancy between the fence lines and actual property lines.
- (8) All bearings are based on the City of Sheridan subdivision plat.
- (9) Property description to accompany this plat.

Survey Plat of a 9.519 acre tract situated in Colorado County, Texas and being a part or portion of Tract No. 11 in the Central Harvey Morey Survey, Abstract No. 730, which is a part or portion of that same land described in Deed dated February 4, 1975 from Charles E. Giberson, et ux to Lois Jean Mimms and Tyler Jay Anderson, recorded in Volume 329, Page 851, Colorado County Deed Records.

**Rau Surveying**  
1276 Hwy. 71  
P.O. Box 692 Columbus, Texas 78934  
Phone: (979) 732-8494 Email: ddrau@sbcglobal.net  
Firm No. 10162600



LEGEND	
⊙	1/2" Iron rod set with plastic cap stamped "Rau Surveying"
●	1/2" Iron Rod found
○	3/4" Iron Rod found
⊕	Point for corner
⊖	High Fence
—	Survey Line
—	Overhead Power Line
-x-x-	Wire Fence
( )	Record Deed Calls

I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described hereon.

*Darrell D. Rau*  
Darrell D. Rau, Registration No. 4173

*RADIT*