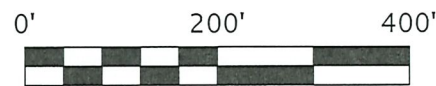


**COLORADO COUNTY, TEXAS
PETER PIPER LEAGUE, A-447
JAMES CUMMINS LEAGUE, A-14**

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
VERTICAL DATUM: NAVD 88
COMBINED SCALE FACTOR: 0.99989600468883
BEARING BASIS: TX. LAMBERT GRID SOUTH CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES

SCHEDULE B EASEMENT NOTES

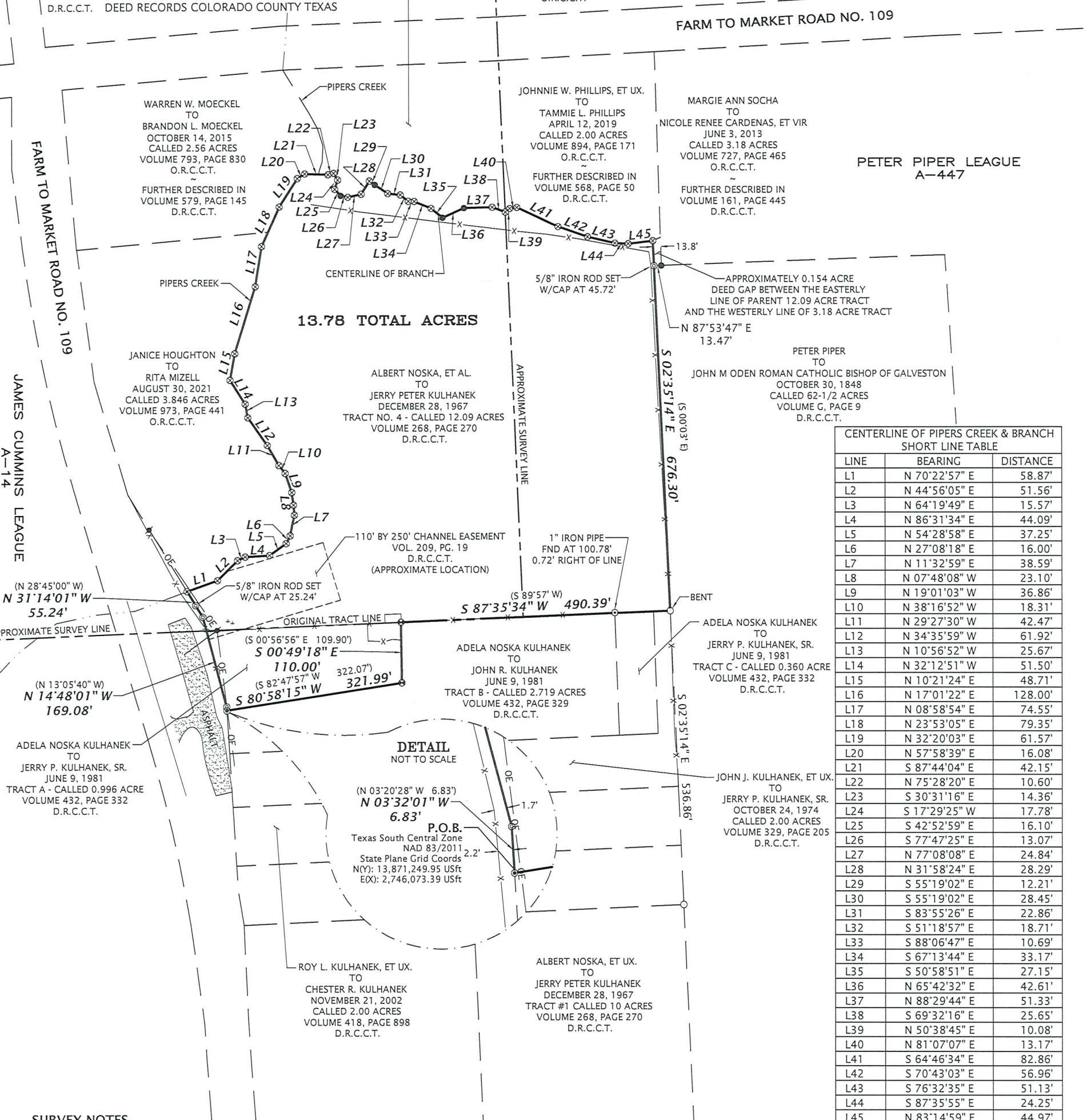
1. THAT CERTAIN EASEMENT TO BERTSCH EVERETT, ET AL, AS PER VOL. 500, PG. 138, D.R.A.C.T. DOES NOT AFFECT THE SUBJECT TRACT.
2. THAT CERTAIN EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE AS PER VOL. 462, PG. 121, O.R.C.C.T. DOES NOT AFFECT THE SUBJECT TRACT.



LEGEND

- ⊙ 5/8" IRON ROD SET W/ 2" ALUM. CAP
- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- ⊙ 3/4" IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND
- ⊙ 1-1/4" IRON PIPE FOUND
- ⊙ POWER POLE
- ⊙ GUY ANCHOR
- x- WIRE FENCE
- OE- OVERHEAD ELECTRIC LINE
- () RECORD INFORMATION
- O.R.C.C.T. OFFICIAL RECORDS COLORADO COUNTY TEXAS
- D.R.C.C.T. DEED RECORDS COLORADO COUNTY TEXAS

GAYLA JOO RUTHMANN GRUBBS INDEPENDENT ADMINISTRATOR
OF THE ESTATE OF DALE ALAN RUTHMANN, DECEASED
TO
GAYLA JO RUTHMANN GRUBBS
JUNE 14, 2019
CALLED 1.872 ACRES
VOLUME 900, PAGE 313
O.R.C.C.T.



**CENTERLINE OF PIPERS CREEK & BRANCH
SHORT LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 70°22'57" E	58.87'
L2	N 44°56'05" E	51.56'
L3	N 64°19'49" E	15.57'
L4	N 86°31'34" E	44.09'
L5	N 54°28'58" E	37.25'
L6	N 27°08'18" E	16.00'
L7	N 11°32'59" E	38.59'
L8	N 07°48'08" W	23.10'
L9	N 19°01'03" W	36.86'
L10	N 38°16'52" W	18.31'
L11	N 29°27'30" W	42.47'
L12	N 34°35'59" W	61.92'
L13	N 10°56'52" W	25.67'
L14	N 32°12'51" W	51.50'
L15	N 10°21'24" E	48.71'
L16	N 17°01'22" E	128.00'
L17	N 08°58'54" E	74.55'
L18	N 23°53'05" E	79.35'
L19	N 32°20'03" E	61.57'
L20	N 57°58'39" E	16.08'
L21	S 87°44'04" E	42.15'
L22	N 75°28'20" E	10.60'
L23	S 30°31'16" E	14.36'
L24	S 17°29'25" W	17.78'
L25	S 42°52'59" E	16.10'
L26	S 77°47'25" E	13.07'
L27	N 77°08'08" E	24.84'
L28	N 31°58'24" E	28.29'
L29	S 55°19'02" E	12.21'
L30	S 55°19'02" E	28.45'
L31	S 83°55'26" E	22.86'
L32	S 51°18'57" E	18.71'
L33	S 88°06'47" E	10.69'
L34	S 67°13'44" E	33.17'
L35	S 50°58'51" E	27.15'
L36	N 65°42'32" E	42.61'
L37	N 88°29'44" E	51.33'
L38	S 69°32'16" E	25.65'
L39	N 50°38'45" E	10.08'
L40	N 81°07'07" E	13.17'
L41	S 64°46'34" E	82.86'
L42	S 70°43'03" E	56.96'
L43	S 76°32'35" E	51.13'
L44	S 87°35'55" E	24.25'
L45	N 83°14'59" E	44.97'

SURVEY NOTES

1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND MATTERS OF RECORD SHOWN ARE STRICTLY BASED ON A TITLE COMMITMENT ISSUED ON JUNE 12, 2023 (EFFECTIVE: MAY 19, 2023) BY OLD REPUBLIC NATIONAL TITLE INSURANCE CO., GF NO. 23126124BV.
2. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.
3. A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

SURVEYOR CERTIFICATION

THIS SURVEY WAS MADE ON THE GROUND ON JUNE 13, 14, & 28, 2023 & JULY 5, 2023 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

Cullen D. Weishuhn
FOR FSC, INC.
BY: CULLEN D. WEISHUHN, RPLS
TEXAS REGISTRATION NO. 6850
SIGNED: 07/05/2023



**SURVEY PLAT OF 13.78 ACRES
PETER PIPER LEAGUE, A-447
JAMES CUMMINS LEAGUE, A-14
COLORADO COUNTY, TEXAS**

DATE: 07/05/2023
DRAWN BY: TTH
CHECKED BY: CDW
FIELD CREW: VCA/JBE
PROJECT NO: 2023060300
COUNTY: COLORADO
SCALE: 1" = 200'
SHEET: 1 OF 1

FSC INC
SURVEYORS+ENGINEERS
2205 Walnut Street - Columbus, TX 78934
Ph: 979.732.3114 - Fax: 979.732.5271
TBPLS FIRM 10000100 - TBPE FIRM 17957
www.fscinc.net

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