

COLORADO COUNTY, TEXAS
HENRY TERRELL SURVEY, A-556
ALLEN E. MOON SURVEY, A-896
JOSEPH GARWOOD SURVEY, A-221

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
 VERTICAL DATUM: NAVD 88
 COMBINED SCALE FACTOR: 0.999874413323
 BEARING BASIS: TX. LAMBERT GRID SOUTH CENTRAL ZONE
 DISTANCES SHOWN ARE SURFACE VALUES

CERTIFICATE OF COUNTY APPROVAL

THE STATE OF TEXAS
 COUNTY OF COLORADO

THE UNDERSIGNED, COUNTY JUDGE AND COUNTY CLERK OR DEPUTY COUNTY CLERK OF COLORADO COUNTY, TEXAS, HEREBY CERTIFIES THAT ON THE ____ DAY OF _____, A.D., 20____, THE COMMISSIONERS COURT OF COLORADO COUNTY, TEXAS APPROVED THE FOREGOING LIMITED LAND DIVISION AND AUTHORIZED THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF SAID COURT IN VOLUME _____, PAGE _____.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____.

COUNTY JUDGE
 COLORADO COUNTY, TEXAS

MARION NICHOLS, JR., ET UX
 TO
 MICHAEL J. MAAS
 APRIL 30, 1993
 CALLED 23.176 ACRES
 VOLUME 57, PAGE 415
 O.R.C.C.T.

COUNTY CLERK
 COLORADO COUNTY, TEXAS

BY: _____
 DEPUTY CLERK

CERTIFICATE OF RECORDING

THE STATE OF TEXAS
 COUNTY OF COLORADO

AS COUNTY CLERK OR DEPUTY CLERK OF COLORADO COUNTY, TEXAS, I DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, AND DULY RECORDED ON THE ____ DAY OF _____, 20____, IN THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS, IN VOLUME _____, PAGE _____.

BY: _____
 COUNTY CLERK, COLORADO COUNTY, TEXAS DEPUTY CLERK

SURVEYOR CERTIFICATION

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

FOR FSC, INC.
 BY: MATTHEW W. LOESSIN, R.P.S.
 TEXAS REGISTRATION NO. 5953
 DATE SIGNED: AUGUST 3, 2023

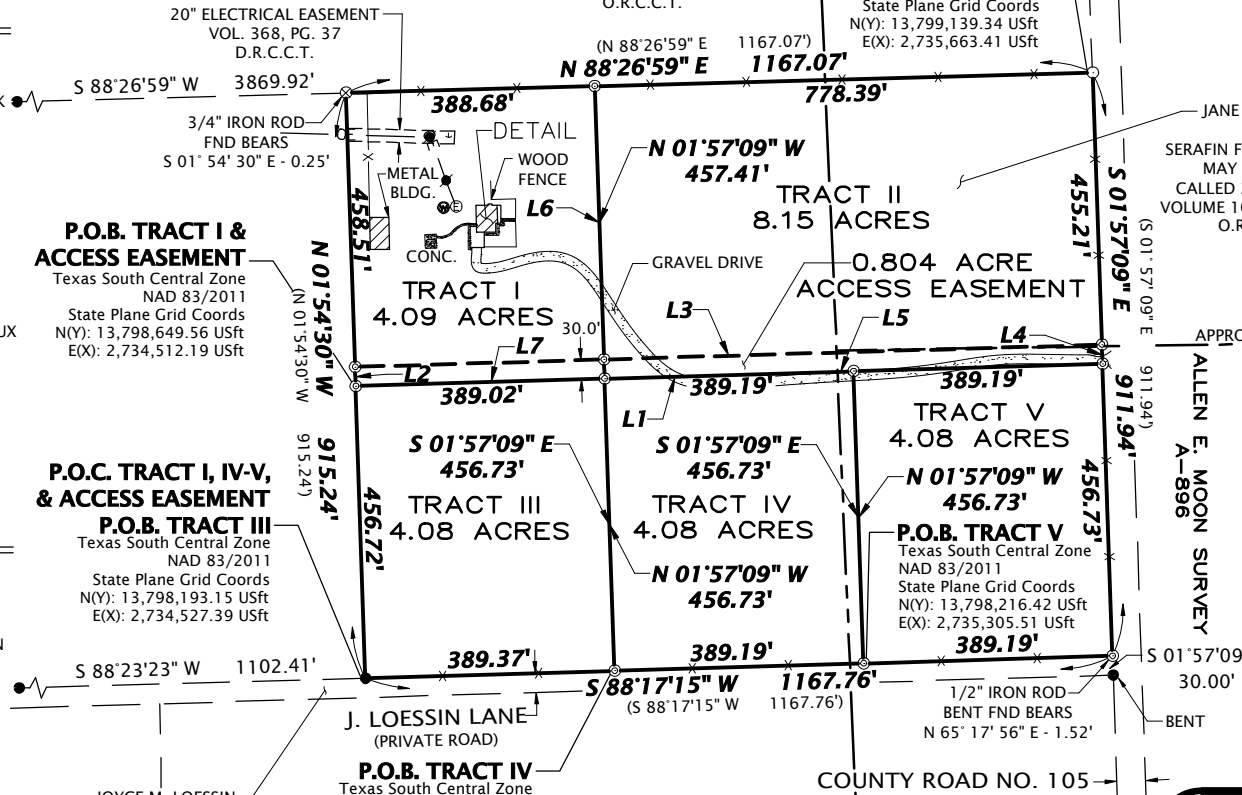


SURVEY NOTES

1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR REPORT.
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.

FOLLIS RANCH, LLC
 TO
 J CUBED SERVICES, LTD
 OCTOBER 29, 2021
 CALLED 172.89 ACRES
 VOLUME 979, PAGE 620
 O.R.C.C.T.

**HENRY TERRELL SURVEY
 A-556**



- LEGEND**
- 1/2" IRON ROD FOUND
 - 3/4" IRON ROD FOUND
 - ⊗ POINT FOR CORNER
 - ⊙ TELEPHONE RISER
 - AC UNIT
 - ⚡ POWER POLE
 - + GUY ANCHOR
 - ⊕ ELECTRIC METER
 - WATER WELL
 - X — WIRE FENCE
 - // — WOOD 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

FEMA FLOOD PLAIN NOTE

NO PORTION OF THIS LAND DIVISION LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP OF COLORADO COUNTY, COMMUNITY PANEL # 48089C0150D, DATED FEBRUARY 04, 2011.

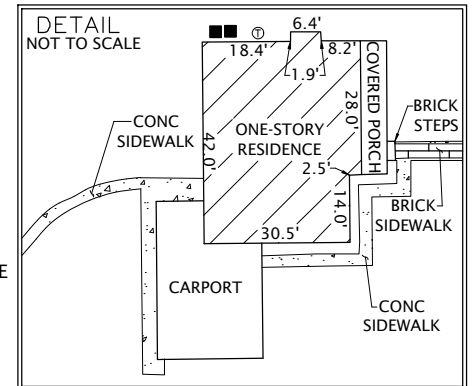
**JOSEPH GARWOOD SURVEY
 A-221**

COUNTY ROAD NO. 105



CURRENT RECORD OWNER: SERAFIN FLORES
 1911 C.R. 1511,
 COLUMBUS, TEXAS 78934

SHORT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°17'15" W	1167.40'
L2	N 01°54'30" W	30.00'
L3	N 88°17'15" E	1167.38'
L4	S 01°57'09" E	30.00'
L5	S 88°17'15" W	778.38'
L6	S 01°57'09" E	457.41'
L7	S 88°17'15" W	389.02'



**LIMITED LAND DIVISION OF 5 TRACTS
 HENRY TERRELL SURVEY, A-556
 ALLEN E. MOON SURVEY, A-896
 JOSEPH GARWOOD SURVEY, A-221
 COLORADO COUNTY, TEXAS**

DATE: 08/03/2023
 DRAWN BY: TTH
 CHECKED BY: KAC
 FIELD CREW: CDL/KCO
 PROJECT NO: 2023070359
 COUNTY: COLORADO
 SCALE: 1" = 300'
 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