

**COLORADO COUNTY, TEXAS
THOMAS CARTWRIGHT LEAGUE
ABSTRACT NO. 11**

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
VERTICAL DATUM: NAVD 88
COMBINED SCALE FACTOR: 0.99986370386458
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

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 _____.

COUNTY CLERK, COLORADO COUNTY, TEXAS

BY: _____
DEPUTY CLERK

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.

LILLIE TYLER CRUISE, ET AL

TO
M PLUS LAND COMPANY
JANUARY 3, 2019
CALLED 24.09 ACRES
VOLUME 918, PAGE 594
O.R.C.C.T.

P.O.B. TRACT I
Texas South Central Zone
NAD 83/2011
State Plane Grid Coords
N(Y): 13,738,946.96 USft
E(X): 2,819,246.64 USft

LEGEND

- ⊙ 5/8" IRON ROD SET W/ 2" ALUM. CAP
- ⊗ 5/8" IRON ROD FOUND W/ 2" ALUM. CAP
- 1/2" IRON ROD FOUND
- ⊙ FLAT IRON BAR FOUND
- ⊙ POWER POLE
- ⊙ ELECTRIC METER
- 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

CURRENT RECORD OWNER:
GRABA EQUITY CORP., A TEXAS CORPORATION
11815 MARRS DRIVE
HOUSTON, TEXAS 77065

SURVEY NOTES

- THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND MATTERS OF RECORD SHOWN ARE STRICTLY BASED ON A TITLE COMMITMENT ISSUED ON MARCH 15, 2023 (EFFECTIVE: FEBRUARY 10, 2023) BY AMERICAN TITLE CO. OF HOUSTON, GF NO. 3016923-00346.
- 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 FOR ALL FIVE TRACTS.

F. P. HERBERT
TO
UNION HILL CEMETERY
JULY 15, 1921
CALLED 10 ACRES
VOLUME 71, PAGE 208
D.R.C.C.T.

SCHEDULE B EASEMENT NOTES

- THAT CERTAIN RIGHT OF WAY AS SHOWN IN A DEED DATED OCTOBER 26, 1948 FROM JOHNNIE BEASLEY ET AL., TO THE STATE OF TEXAS, RECORDED IN VOLUME 141, PAGE 154, DEED RECORDS OF COLORADO COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT TRACT.

SURVEYOR CERTIFICATION

I, MATTHEW W. LOESSIN, A TEXAS REGISTERED PROFESSIONAL SURVEYOR, CERTIFY THAT THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION RULES OF COLORADO COUNTY. ALL EXISTING PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN.

THIS SURVEY WAS MADE ON THE GROUND JULY 25, 2023 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

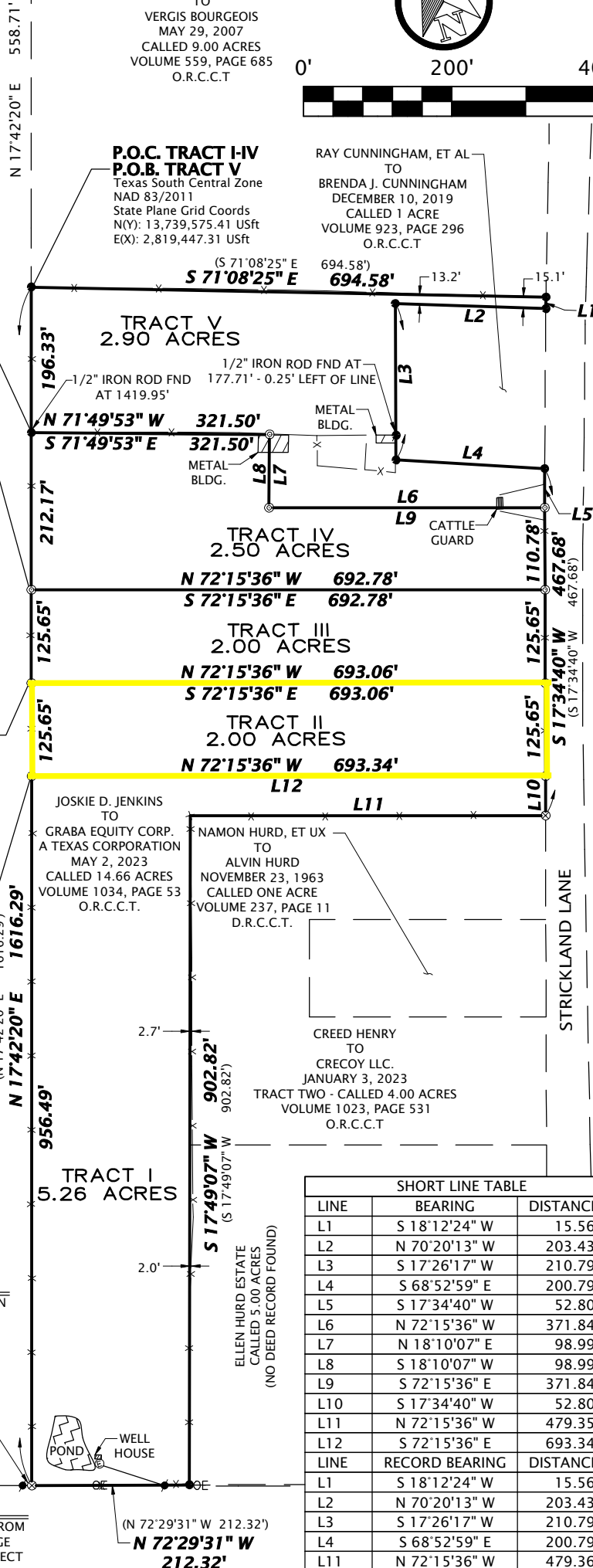
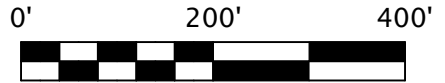
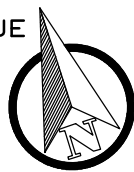
Matthew W. Loessin

FOR FSC INC.
BY: MATTHEW W. LOESSIN, RPLS
TEXAS REGISTRATION NO. 5953
DATE SIGNED: 07/26/2023



**THOMAS CARTWRIGHT LEAGUE
A-11**

CAROL L. ELLIS BUGG, ET AL
TO
VERGIS BOURGEOIS
MAY 29, 2007
CALLED 9.00 ACRES
VOLUME 559, PAGE 685
O.R.C.C.T



RAY CUNNINGHAM, ET AL
TO
BRENDA J. CUNNINGHAM
DECEMBER 10, 2019
CALLED 1 ACRE
VOLUME 923, PAGE 296
O.R.C.C.T

**P.O.C. TRACT I-IV
P.O.B. TRACT V**
Texas South Central Zone
NAD 83/2011
State Plane Grid Coords
N(Y): 13,739,575.41 USft
E(X): 2,819,447.31 USft

P.O.B. TRACT IV
Texas South Central Zone
NAD 83/2011
State Plane Grid Coords
N(Y): 13,739,388.42 USft
E(X): 2,819,387.57 USft

P.O.B. TRACT III
Texas South Central Zone
NAD 83/2011
State Plane Grid Coords
N(Y): 13,739,186.33 USft
E(X): 2,819,323.06 USft

P.O.B. TRACT II
Texas South Central Zone
NAD 83/2011
State Plane Grid Coords
N(Y): 13,739,066.64 USft
E(X): 2,819,284.85 USft

JOSKIE D. JENKINS
TO
GRABA EQUITY CORP.
A TEXAS CORPORATION
MAY 2, 2023
CALLED 14.66 ACRES
VOLUME 1034, PAGE 53
O.R.C.C.T.

NAMON HURD, ET UX
TO
ALVIN HURD
NOVEMBER 23, 1963
CALLED ONE ACRE
VOLUME 237, PAGE 11
D.R.C.C.T.

CREED HENRY
TO
CRECOY LLC.
JANUARY 3, 2023
TRACT TWO - CALLED 4.00 ACRES
VOLUME 1023, PAGE 531
O.R.C.C.T

SHORT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 18°12'24" W	15.56'
L2	N 70°20'13" W	203.43'
L3	S 17°26'17" W	210.79'
L4	S 68°52'59" E	200.79'
L5	S 17°34'40" W	52.80'
L6	N 72°15'36" W	371.84'
L7	N 18°10'07" E	98.99'
L8	S 18°10'07" W	98.99'
L9	S 72°15'36" E	371.84'
L10	S 17°34'40" W	52.80'
L11	N 72°15'36" W	479.35'
L12	S 72°15'36" E	693.34'
LINE	RECORD BEARING	DISTANCE
L1	S 18°12'24" W	15.56'
L2	N 70°20'13" W	203.43'
L3	S 17°26'17" W	210.79'
L4	S 68°52'59" E	200.79'
L11	N 72°15'36" W	479.36'

**LIMITED LAND DIVISION
OF VARIOUS TRACTS
THOMAS CARTWRIGHT LEAGUE, A-11
COLORADO COUNTY, TEXAS**

DATE: 07/26/2023
DRAWN BY: TTH
CHECKED BY: MWL
FIELD CREW: CDL/VCA
PROJECT NO: 2023060314
COUNTY: COLORADO
SCALE: 1" = 200'
SHEET: 1 OF 1

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