

# COLORADO COUNTY, TEXAS

## S. M. WILLIAMS SURVEY

### ABSTRACT NO. 609

60' Wide Roadway Easement  
 Vol. 360, Pg. 199 D.R.  
 Vol. 344, Pg. 209 D.R.  
 Vol. 358, Pg. 164 D.R.  
 Vol. 330, Pg. 211 D.R.  
 Vol. 335, Pg. 107 D.R.  
 Vol. 336, Pg. 173 D.R.  
 Vol. 360, Pg. 116 D.R.  
 Vol. 360, Pg. 140 D.R.

Project No. 080320-060  
 Date: August 13, 2020

This survey was performed in reference to a title commitment issued by First American Title Guaranty Company with GF No. CO-20-225 and an effective date of July 17, 2020.

Right of Way Easement dated September 15, 1959, executed by W.A. Straus, et al to State of Texas Highway Commission, recorded in Volume 216, Page 31, Deed Records of Colorado County, Texas. (Does not affect subject tract).

Right of Way Easement dated June 28, 1951, executed by W.A. Straus and Charles E. Guss, et al to State of Texas Highway Commission, recorded in Volume 158, Page 315, Deed Records of Colorado County, Texas. (Does not appear to affect subject tract).

Right of Way Easement dated September 1, 1928, executed by August M. Williams, et al to State of Texas Highway Commission, recorded in Volume 100, Page 100, Deed Records of Colorado County, Texas. (Blanket type easement)

Easement created in Deed dated April 26, 1978, executed by Brazos Investment Company, a partnership to B.W. (Bill) McDonald, recorded in Volume 344, Page 205, Deed Records of Colorado County, Texas. (As shown hereon)

Right of Way Easement dated May 7, 1976, executed by Brazos Investment Company to San Bernard Electric Cooperative, Inc., recorded in Volume 358, Page 164, Deed Records of Colorado County, Texas. (As shown hereon)

Road easement as shown on plat recorded in Slide No. 48 and 49, Plat Records of Colorado County, Texas.

Easements, right of ways and other matters as shown on plat recorded in Slide no. 47, Plat Records of Colorado County, Texas.

Easements granted in Deed dated April 26, 1978, executed by Brazos Investment Company, a partnership to Emil Maggawath and wife, Winnda Maggawath, recorded in Volume 344, Page 222, Deed Records of Colorado County, Texas. (As shown hereon)

Easements granted in Deed dated October 1, 1978, executed by Brazos Investment Company, a partnership to Charlie Foniak and wife, Dorothy Mae Foniak, recorded in Volume 350, Page 231, Deed Records of Colorado County, Texas. (As shown hereon)

Easements granted in Deed dated January 18, 1977, executed by Brazos Investment Company, a partnership to Robert L. Baeger and wife Rosemary M. Baeger, recorded in Volume 355, Page 197, Deed Records of Colorado County, Texas. (As shown hereon)

Easements granted in Deed dated February 25, 1977, executed by Brazos Investment Company, a partnership to Emil Maggawath and wife, Winnda Maggawath, recorded in Volume 356, Page 173, Deed Records of Colorado County, Texas. (As shown hereon)

Easements granted in Deed dated May 20, 1977, executed by Brazos Investment Company, a partnership to Neal Huchuley and wife, Lois C. Huchuley, recorded in Volume 360, Page 136, Deed Records of Colorado County, Texas. (As shown hereon)

Easements granted in Deed dated May 20, 1977, executed by Brazos Investment Company, a partnership to Carl H. Gore and wife Sherry D. Gore, recorded in Volume 360, Page 222, Deed Records of Colorado County, Texas. (As shown hereon)

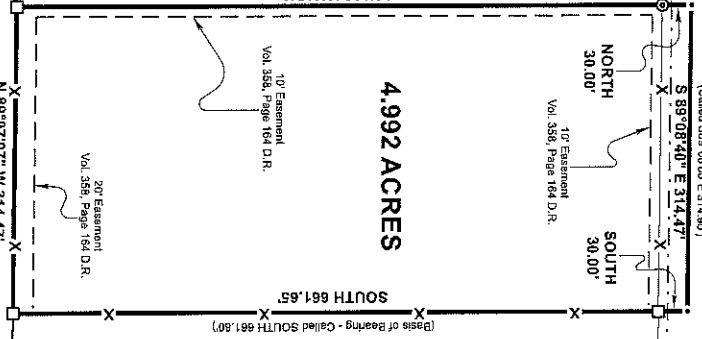
Easements granted in Deed dated April 26, 1978, executed by Brazos Investment Company, a partnership to Emil Maggawath and wife, Winnda Maggawath, recorded in Volume 354, Page 222, Deed Records of Colorado County, Texas. (As shown hereon)

Easements granted in Deed dated May 20, 1977, executed by Brazos Investment Company, a partnership to Carl H. Gore and wife Sherry D. Gore, recorded in Volume 360, Page 222, Deed Records of Colorado County, Texas. (As shown hereon)

**Surveyor's Notes:**  
 This property is subject to the easements, restrictions, covenants, conditions and exceptions, including, but not limited to those listed in referenced title commitment.  
 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 with the exception of those improvements or easements visible on the ground at the time of survey or stated in the above referenced title commitment.  
 All original notes 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 stored.  
 This survey is valid for the transaction from Rebecca Kramer and Hope Villa to Mike Morgan only, and shall not be used for any further conveyance or transaction without written verification by Texas Land Systems. This survey is considered an unaffiliated document unless having an original signature and seal of surveyor.  
 Legal description to accompany this plat.

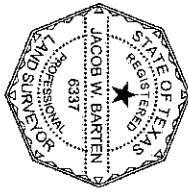
*William D. Goodwin, Jr.*  
 5,000 Acres  
 Volume 771, Page 223  
 Official Records

(Called NORTH 661.80')  
 NORTH 661.51'



By the acceptance and use of this document you hereby acknowledge that you have read, understand and agree with the notes found herein:

Survey plat of 4.992 acres of land located in the S.M. Williams Survey, Abstract No. 609, in Colorado County, Texas; and being that same land described as 5.00 acres in Deed dated April 10, 2019 conveyed to Rebecca Seham Kramer and Hope Ann Clairisse Wille recorded in Volume 893, Page 276 of the Colorado County Official Records.



**TEXAS LAND SYSTEMS**  
 Surveying & Mapping  
 3564 FM 100 Columbia, Texas 78934  
 Phone: (979) 732-2086  
 Firm Registration No. 10198708

I, Jacob W. Barten, Registered Professional Land Surveyor No. 6337 of the State of Texas, hereby certify that the plat represents the results of a ground survey performed under my supervision.

*Jacob W. Barten*  
 Jacob W. Barten, N.P.S. 6337

