

**COLORADO COUNTY, TX**  
**W.B. DEWEES SURVEY**  
**ABSTRACT NO. 18**

**U.S. HIGHWAY NO. 90**

JON K. LOESSIN  
 CALLED 0.641 ACRE  
 VOLUME 544, PAGE 347  
 D.R.C.C.T.

JOYCE LOESSIN  
 RESIDUE OF 4.431 ACRES  
 VOLUME 545, PAGE 320  
 D.R.C.C.T.

MANHOLE  
 CITY OF COLUMBUS  
 SANITARY SEWER EASEMENT  
 VOL. 369, PG. 436  
 D.R.C.C.T.

OCTOBER 29, 2007

**EASEMENT NOTES**

1. RIGHT OF WAY EASEMENT TO CENTRAL POWER & LIGHT CO., RECORDED IN VOL. 11, PG. 576, BOND & MORTGAGE RECORDS HAS BLANKET ACCESS.
2. PROPERTY IS SUBJECT TO THAT RIGHT OF WAY EASEMENT TO CENTRAL POWER & LIGHT CO., RECORDED IN VOL. 14, PG. 288, BOND & MORTGAGE RECORDS. (SAID EASEMENT RUNS ALONG NORTH LINE OF PARENT TRACT)
3. CHANNEL EASEMENT TO THE STATE OF TEXAS, RECORDED IN VOL. 105, PG. 188, D.R.C.C.T.
4. RIGHT OF WAY EASEMENT TO SAN BERNARD ELECTRIC COOP., INC., VOL. 271, PG. 51, D.R.C.C.T. HAS BLANKET ACCESS OF A 40.82 ACRE TRACT.
5. RIGHT OF WAY EASEMENT TO CITY OF COLUMBUS, VOL. 369, PG. 436, D.R.C.C.T. IS AS SHOWN ON SURVEY.

**2.628 ACRES**  
 RESIDUE OF 4.627 ACRES  
 VOLUME 546, PAGE 307  
 D.R.C.C.T.

TERESA HADASH, ET AL  
 CALLED 2.00 ACRES  
 VOLUME 99, PAGE 398  
 O.R.C.C.T.

**REFERENCE NOTE 1**

FROM THE SOUTHEAST CORNER OF THE SUBJECT 2.628 ACRE TRACT, THE FOLLOWING:  
 --- THE NW CORNER OF THE 0.8144 ACRE TRACT BEARS S 85°48'34" W - 0.95 FEET  
 --- A 3/8" IRON ROD FOUND W/CAP BEARS N 66°31'02" W - 1.48 FEET  
 --- A 5/8" IRON ROD SET W/CAP FOR REFERENCE TO SE CORNER BEARS S 85°49'34" W - 2.00 FEET

**LEGEND**

- 1/2" IRON ROD FOUND
- 3/8" IRON ROD FOUND
- POINT IN FENCE CORNER
- 5/8" IRON ROD SET W/CAP
- x- FENCE (WIRE TYPE)
- //- PRIVACY FENCE (BOARD)
- E- POWERLINE (OVERHEAD)
- ( ) RECORD DEED CALL

**SURVEY NOTES**

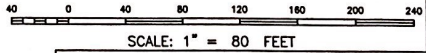
1. ALL BEARINGS ARE BASED ON THE LAMBERT GRID, TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH CENTRAL ZONE.
2. THE CONVERGENCE ANGLE FROM GRID NORTH IS 1°11'25"
3. THIS PROPERTY IS SHOWN TO BE INSIDE (ZONE X) OF THE FLOOD HAZARD BOUNDARY AREA AS SHOWN ON FEMA FIRM MAP NO. 48089C0145 C, EFFECTIVE DATE JANUARY 3, 1990.
4. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT ISSUED BY BOTTS TITLE, G.F. NO. CO-07-247. PROPERTY IS SUBJECT TO THOSE BUILDING LINES, EASEMENTS, ETC. THAT APPEAR OF RECORD AND NOT SHOWN ON SURVEY.
5. FIELD NOTES TO ACCOMPANY THIS PLAT.

**SURVEY PLAT**

OF A SURVEY OF 2.628 ACRES OUT OF THE W.B DEWEES SURVEY, ABSTRACT NO. 18, COLORADO COUNTY, TEXAS, SAID 2.628 ACRE TRACT BEING THE RESIDUE OF THAT CALLED 4.627 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED AUGUST 21, 1987 TO FRANCES DUNGEN, RECORDED IN VOLUME 545, PAGE 324, COLORADO COUNTY DEED RECORDS.

THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY.

FOR FRANK SURVEYING CO., INC.  
 BY: MATTHEW W. LOESSIN, RPLS  
 TEXAS REGISTRATION NO. 5953



SCALE: 1" = 80 FEET

**SURVEY PLAT OF 2.628 ACRES**  
**W.B. DEWEES SURVEY, A-18**  
**COLORADO COUNTY, TEXAS**

2205 WALNUT STREET  
 COLUMBUS, TX 78934  
 979.732.3114

FRANK SURVEYING  
 COMPANY

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DRAWN BY: KYLE KANA REV:

SCALE: 1" = 80'

PROJECT NO: 07-332 SHEET 1 OF 1

FIELD CREW: TWH/RJF

CHECKED BY: MWL COMPUTATION: MWL

**FRANK SURVEYING CO., INC.**  
2205 Walnut Street  
Columbus, Texas 78934  
979.732.3114

STATE OF TEXAS

COUNTY OF COLORADO

**FIELD NOTES** of a survey of a 2.628 acre tract of land out of the W.B. Dewees Survey, Abstract No. 18, Colorado County, Texas. Said 2.628 acre tract being the residue of that called 4.627 acre tract of land described in a deed dated August 21, 1987 to Frances Dungen, recorded in Volume 545, Page 324, of the Deed Records of Colorado County, Texas for which reference is made and the said 2.628 acre tract being described by metes and bounds as follows, TO-WIT:

**BEGINNING** at a 1/2 inch iron rod found in the Southeast line of U.S. Highway No. 90 for the Northeast corner of a called 0.641 acre tract described in a deed to Jon K. Loessin, Volume 544, Page 347, Colorado County Deed Records, corner being also the Northwest corner of the said parent 4.627 acre tract;

**THENCE** N 78° 34' 11" E a distance of 196.79 feet (called N 80° 32' 00" E) with the Southeast line of U.S. Highway No. 90 to a 3/8 inch iron rod found for the Northwest corner of a called 2.00 acre tract described in a deed to Theresa Hadash, et al, Volume 99, Page 398, Colorado County Official Records to a 3/8 inch iron rod found for the Northwest corner of the said 2.00 acre tract;

**THENCE** S 04° 26' 15" E a distance of 608.73 feet (called S 02° 30' 00" E – 608.21' – Vol. 99, Pg. 396, O.R.C.C.T.) with the West line of the said 2.00 acre tract to a point in a fence corner for the Southwest corner of the said 2.00 acre tract, corner being also in the North line of a called 0.8144 acre tract described in a deed to Sidney J. Chollett, et ux, Volume 366, Page 525, Colorado County Official Records, from said corner a 3/8 inch iron rod found for the common corner of the said 2.00 acre tract and the said 0.8144 acre tract bears N 85° 49' 34" E a distance of 194.39 feet, from said corner the Northwest corner of the said 0.8144 acre tract bears S 85° 48' 34" W a distance of 0.95 feet, a 3/8 inch iron rod found w/cap bears N 66° 31' 02" W a distance of 1.48 feet and a 5/8 inch iron rod set w/cap for a reference to the Southeast corner of the said 2.00 acre tract bears S 85° 49' 34" W a distance of 2.00 feet;

**THENCE** S 85° 49' 34" W (called S 87° 35' 33" W) with the North line of the said 0.8144 acre tract and at 0.95 feet the Northwest corner of said 0.8144 acre tract, continuing with the North line of a called 0.6982 acre tract described in a deed to Gary W. Krueger, Volume 397, Page 508, Colorado County Official Records and at 2.00 feet a 5/8 inch iron rod set w/cap for reference, at 167.54 feet a 3/8 inch rod found w/cap for the Northwest corner of the said 0.6982 acre tract and continuing for a total distance of 198.47 feet to a 1/2 inch iron rod found for the Southwest corner of the parent 4.627 acre tract, corner being also an interior corner of the residue of a called 4.431 acre tract described in a deed to Joyce Loessin, Volume 545, Page 320, Colorado County Deed Records;

**THENCE** N 02° 48' 40" W a distance of 435.36 feet (called N 00° 50' 39" W – 435.60') with the West line of the parent 4.627 acre tract, same being a common line of the said Joyce Loessin tract to a 1/2 inch iron rod found for the Southeast corner of the said 0.641 acre tract, corner being also the Northeast corner of the Joyce Loessin tract;

**THENCE** N 07° 58' 56" W a distance of 148.96 feet (called N 06° 04' 21" W – 148.90') continuing with the West line of the parent 4.627 acre tract, same being the common line of the said Jon Loessin tract to the **PLACE OF BEGINNING**, containing 2.628 acres of land.

Survey Plat to accompany Field Notes.


Project No. 07-332

All bearings are based on the Lambert Grid, Texas Coordinate System of 1983, Texas South Central Zone.

The convergence angle from GRID NORTH is 1° 11' 25".

IN WITNESS THEREOF, my hand and seal, this the 13th day of August 2007.



  
For Frank Surveying Co., Inc.  
By: Matthew W. Loessin, RPLS  
Texas Registration No. 5953