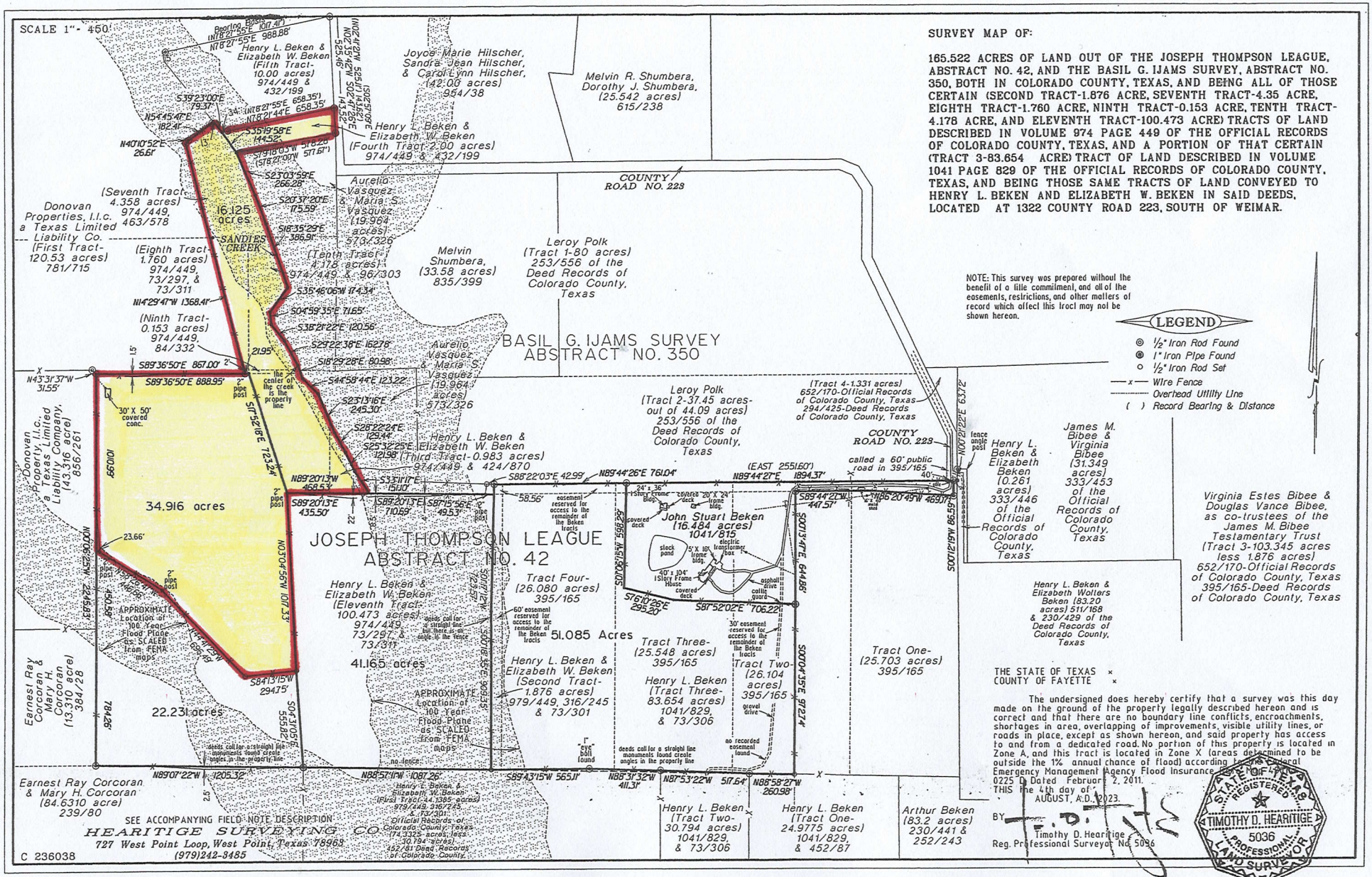
SCALE 1" = 450'
SURVEY MAP OF:
165.522 ACRES OF LAND OUT OF THE JOSEPH THOMPSON LEAGUE, ABSTRACT NO. 42, AND THE BASIL G. IJAMS SURVEY, ABSTRACT NO. 350, BOTH IN COLORADO COUNTY, TEXAS, AND BEING ALL OF THOSE CERTAIN (SECOND TRACT-1.876 ACRE, SEVENTH TRACT-4.35 ACRE, EIGHTH TRACT-1.760 ACRE, NINTH TRACT-0.153 ACRE, TENTH TRACT-4.178 ACRE, AND ELEVENTH TRACT-100.473 ACRE) TRACTS OF LAND DESCRIBED IN VOLUME 974 PAGE 449 OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN (TRACT 3-83.654 ACRE) TRACT OF LAND DESCRIBED IN VOLUME 1041 PAGE 829 OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS, AND BEING THOSE SAME TRACTS OF LAND CONVEYED TO HENRY L. BEKEN AND ELIZABETH W. BEKEN IN SAID DEEDS, LOCATED AT 1322 COUNTY ROAD 223, SOUTH OF WEIMAR.
NOTE: This survey was prepared without the benefit of a title commitment, and all of the easements, restrictions, and other matters of record which affect this tract may not be shown hereon.
LEGEND
½" Iron Rod Found
1" Iron Pipe Found
½" Iron Rod Set
Wire Fence
Overhead Utility Line
( ) Record Bearing & Distance
BASIL G. IJAMS SURVEY ABSTRACT NO. 350
JOSEPH THOMPSON LEAGUE ABSTRACT NO. 42
COUNTY ROAD NO. 223
SANDIES CREEK
34.916 acres
16.125 acres
51.085 Acres
41.165 acres
22.231 acres
Donovan Properties, I.I.c. a Texas Limited Liability Co. (First Tract- 120.53 acres) 781/715
(Seventh Tract 4.358 acres) 974/449, 463/578
(Eighth Tract 1.760 acres) 974/449, 73/297, & 73/311
(Ninth Tract- 0.153 acres) 974/449, 84/332
(Tenth Tract- 4.178 acres) 974/449 & 96/303
Henry L. Beken & Elizabeth W. Beken (Fifth Tract- 10.00 acres) 974/449 & 432/199
Henry L. Beken & Elizabeth W. Beken (Fourth Tract- 2.00 acres) 974/449 & 432/199
Joyce Marie Hilscher, Sandra Jean Hilscher, & Carol Lynn Hilscher, (42.00 acres) 954/38
Melvin R. Shumbera, Dorothy J. Shumbera, (25.542 acres) 615/238
Aurelio Vasquez & Maria S. Vasquez (19.964 acres) 573/326
Melvin Shumbera, (33.58 acres) 835/399
Leroy Polk (Tract 1-80 acres) 253/556 of the Deed Records of Colorado County, Texas
Leroy Polk (Tract 2-37.45 acres- out of 44.09 acres) 253/556 of the Deed Records of Colorado County, Texas
(Tract 4-1.331 acres) 652/170-Official Records of Colorado County, Texas 294/425-Deed Records of Colorado County, Texas
John Stuart Beken (16.484 acres) 1041/815
Henry L. Beken & Elizabeth W. Beken (Third Tract- 0.983 acres) 974/449 & 424/870
Henry L. Beken & Elizabeth W. Beken (Eleventh Tract- 100.473 acres) 974/449, 73/297, & 73/311
Tract Four- (26.080 acres) 395/165
Henry L. Beken & Elizabeth W. Beken (Second Tract- 1.876 acres) 979/449, 316/245 & 73/301
Tract Three- (25.548 acres) 395/165
Henry L. Beken (Tract Three- 83.654 acres) 1041/829, & 73/306
Tract Two- (26.104 acres) 395/165
Tract One- (25.703 acres) 395/165
Henry L. Beken & Elizabeth Wolters Beken (83.20 acres) 511/168 & 230/429 of the Deed Records of Colorado County, Texas
Henry L. Beken (Tract Two- 30.794 acres) 1041/829, & 73/306
Henry L. Beken (Tract One- 24.9775 acres) 1041/829, & 452/87
Arthur Beken (83.2 acres) 230/441 & 252/243
Henry L. Beken & Elizabeth W. Beken (0.261 acres) 333/446 of the Official Records of Colorado County, Texas
James M. Bibee & Virginia Bibee (31.349 acres) 333/453 of the Official Records of Colorado County, Texas
Virginia Estes Bibee & Douglas Vance Bibee, as co-trustees of the James M. Bibee Testamentary Trust (Tract 3-103.345 acres less 1.876 acres) 652/170-Official Records of Colorado County, Texas 395/165-Deed Records of Colorado County, Texas
Earnest Ray Corcoran & Mary H. Corcoran (13.310 acre) 384/28
Earnest Ray Corcoran & Mary H. Corcoran (84.6310 acre) 239/80
APPROXIMATE Location of 100 Year Flood Plane as SCALED from FEMA maps
deeds call for a straight line but there is an angle in the fence
deeds call for a straight line monuments found create angles in the properly line
no fence
no recorded easement found
gravel drive
asphalt drive
slack pond
electric transformer box
covered deck
60' easement reserved for access to the remainder of the Beken tracts
30' easement reserved for access to the remainder of the Beken tracts
easement reserved for access to the remainder of the Beken tracts
called a 60' public road in 395/165
fence angle post
N89°20'13"W 468.63'
S89°20'13"E 710.69'
S87°15'56"E 49.53'
S89°20'13"E 435.50'
S11°52'18"E 723.24'
N89°44'26"E 761.04'
S88°22'03"E 42.99'
S00°13'11"E 151.10'
S89°44'27"E 1894.37'
S89°44'27"W 447.51'
N00°12'22"E 637.2'
S00°13'47"E 644.86'
S00°04'35"E 972.47'
S00°12'19"W 86.55'
S87°10'26"E 295.20'
S81°52'02"E 706.22'
N89°07'22"W 1205.32'
S84°13'15"W 294.75'
S89°43'15"W 565.11'
N88°31'32"W 411.31'
N87°53'22"W 517.64'
N88°58'27"W 260.98'
N00°04'56"W 101.33'
S04°31'05"E 555.82'
N00°08'56"W 228.58'
S00°08'15"W 568.29'
THE STATE OF TEXAS
COUNTY OF FAYETTE
The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property has access to and from a dedicated road. No portion of this property is located in Zone A, and this tract is located in Zone X (areas determined to be outside the 1% annual chance of flood) according to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48089 0225 D Dated February 2, 2011.
THIS the 4th day of AUGUST, A.D. 2023.
BY
Timothy D. Hearitige
Reg. Professional Surveyor No. 5036
STATE OF TEXAS REGISTERED TIMOTHY D. HEARITIGE 5036 PROFESSIONAL LAND SURVEYOR
SEE ACCOMPANYING FIELD NOTE DESCRIPTION
HEARITIGE SURVEYING CO.
727 West Point Loop, West Point, Texas 78963
(979)242-8485
C 236038