

COLORADO COUNTY, TEXAS

F. MAYHAR SURVEY, ABSTRACT NO. 399, J. BRENNAN SURVEY, ABSTRACT NO. 92

Project No. 083122-054
Date: September 8, 2022

LEGEND	
○	Found 1/2" Iron Rod
⊙	Found Iron Pipe
⊗	Set 1/2" iron rod
⊗	Found Corner Post
⊙	Live Oak Tree
•	Point
x	Wire Fence



Franklin Addicks
50.00 Acres
Volume 504, Page 49
Official Records

Gene F. Gardner
80.00 Acres
Volume 210, Page 514
Official Records

Melvin H. Albright
87.00 Acres
Volume 360, Page 176
Deed Records

Iris J. Jones & Robert Earl Poppe
8.6 Acres
Volume 141, Page 227
Deed Records

Iris J. Jones & Robert Earl Poppe
73 Acres
Volume 141, Page 227
Deed Records

Melvin H. Albright
87.00 Acres
Volume 360, Page 176
Deed Records

Cathy Lee Farmer
46.302 Acres
Volume 739, Page 112
Official Records

Sharon Benton
42.297 Acres
Volume 607, Page 9
Official Records

Cindy Nelson
30.00 Acres
Volume 941, Page 818
Official Records

LINE TABLE

LINE	BEARING	HORIZ DIST
L1	N0°00'00"E	45.00'
L2	N85°08'48"W	107.00'
L3	N71°41'39"W	87.00'
L4	S74°07'25"W	125.00'
L5	N62°06'53"W	81.00'
L6	S66°30'18"W	50.98'
L7	N84°50'27"W	42.91'
L8	S48°42'16"W	20.00'
L9	N0°38'16"W	78.00'



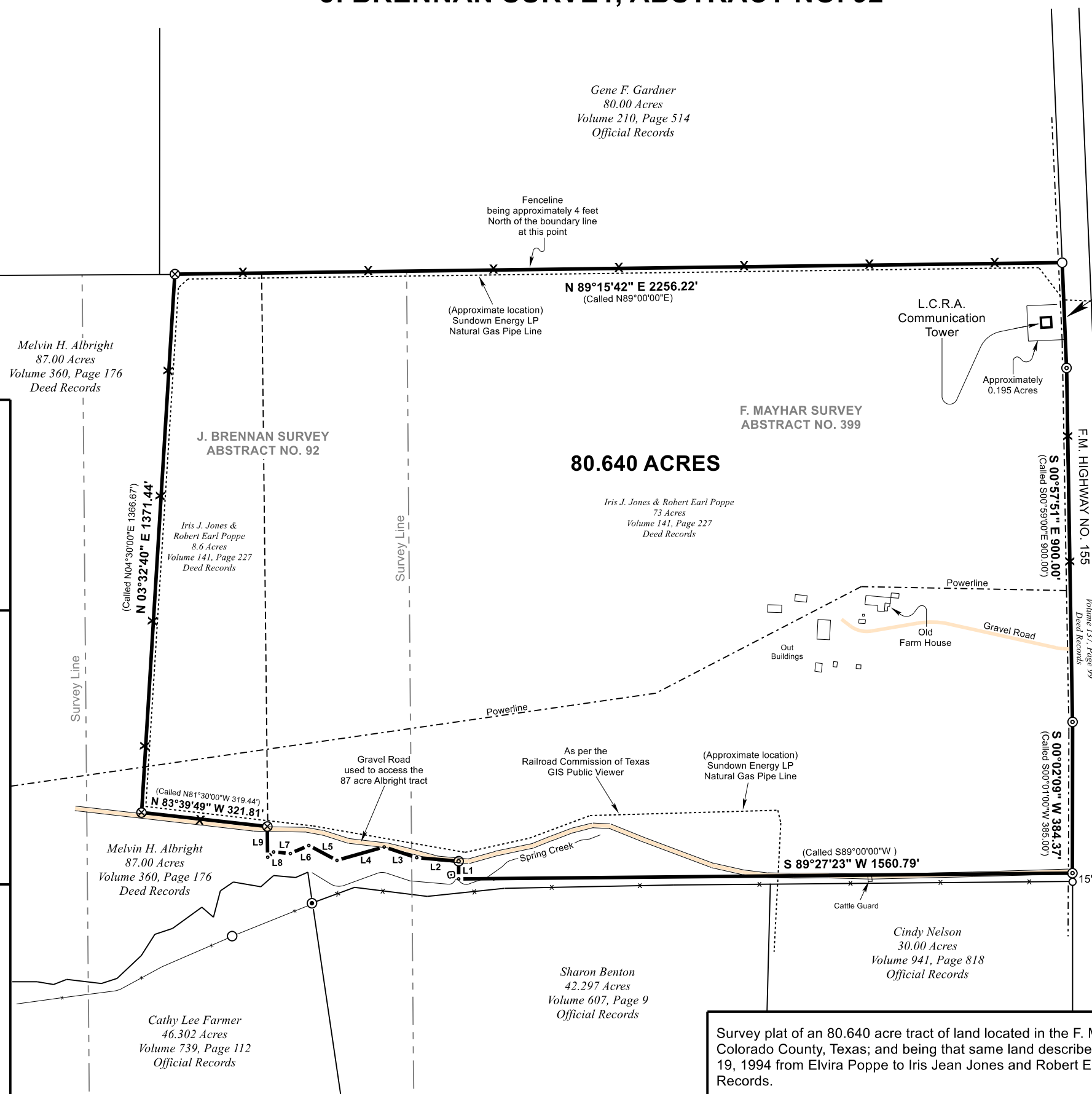
TEXAS LAND SYSTEMS Surveying & Mapping

3554 FM 109 Columbus, Texas 78934
Phone: (979) 732 - 0860

I, Jacob W. Barten, Registered Professional Land Surveyor No. 6337 of Colorado County, Texas hereby state that this plat represents the results of an on the ground survey, performed under my supervision.

Jacob W. Barten

Jacob W. Barten, RPLS 6337



Notes

This survey was performed without the benefit of a title commitment.

This property is subject to the easements, restrictions, covenants, and conditions, which may be applicable.

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.

All survey abstract lines 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 and easements visible on the ground at the time of survey.

All original prints 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 altered.

This survey is valid for this transaction only, and is considered an unofficial document unless having an original signature and seal of surveyor.

Legal description to accompany this plat.

By the acceptance and use of this document you hereby acknowledge that you have read, understand and agree with the above notes.

Survey plat of an 80.640 acre tract of land located in the F. Mayhar Survey, Abstract No. 399, and the J. Brennan Survey, Abstract No. 92, in Colorado County, Texas; and being that same land described as First Tract (73 Acres) and Second Tract (8.60 Acres) in Deed dated October 19, 1994 from Elvira Poppe to Iris Jean Jones and Robert Earl Poppe as recorded in Volume 141, Page 227 of the Colorado County Official Records.

TEXAS LAND SYSTEMS

Surveying & Mapping

STATE OF TEXAS

PROJECT NO. 083122-054

COUNTY OF COLORADO

DATE: SEPTEMBER 8, 2022

Being an 80.640 acre tract of land located in the F. Mayhar Survey, Abstract No. 399 and the J. Brennan Survey, Abstract No. 92 in Colorado County, Texas; and being that same land described as First Tract (73 acres) and Second Tract (8.60 Acres) of land in Deed dated October 19, 1994 from Elvira Poppe to Iris Jean Jones and Robert Earl Poppe, recorded in Volume 141, Page 227 of the Colorado County Official Records, to which reference is made for all purposes; said 80.640 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found in the West line of F.M. Highway No. 155 (Volume 137, Page 99 D.R.) for the Southeast corner of an 80.00 acre tract of land conveyed to Gene F. Gardner in Volume 210, Page 514 of the Colorado County Official Records, same being the Northeast corner of the herein described tract.

THENCE with the West line of F.M. Highway No. 155 the following courses and distances;

- **S00°57'51"E** a distance of **900.00 feet** (Called S00°59'00"E 900.00') to a ½" iron rod set,
- **S00°02'09"W** a distance of **384.37 feet** (Called S00°01'00"W 385.00') to a ½" iron rod set for the Northeast corner of a 15' wide strip of land being a part of that 87.00 acre tract of land conveyed to Melvin H. Albright in Volume 360, Page 176 of the Colorado County Deed Records and being the Southeast corner of the herein described tract. Said corner also being N00°02'09"E a distance of 15.00 feet from a ½" iron rod found for the Northeast corner of that 30.00 acre tract of land conveyed to Cindy Nelson in Volume 941, Page 818 of the Colorado County Official Records.

THENCE S89°27'23"W a distance of **1560.79 feet** (Called S89°00'00"W) to point in Spring Creek for an interior corner of the Albright tract, from which a Live oak Tree (Called for in the original deeds) bears N69°00'00"W a distance of 12.50 feet.

THENCE NORTH a distance of 45.00 feet to a ½" iron rod set in a gravel road for a common corner of the herein described tract and the Albright tract.

THENCE 60 feet from the meanders of Spring Creek the following courses and distances;

- **N85°08'48"W** a distance of **107.00 feet** to a point,
- **N71°41'39"W** a distance of **87.00 feet** to a point,
- **S74°07'25"W** a distance of **125.00 feet** to a point,
- **N62°06'53"W** a distance of **81.00 feet** to a point,
- **S66°30'18"W** a distance of **50.98 feet** to a point,
- **N84°50'27"W** a distance of **42.91 feet** to a point,
- **S48°42'16"W** a distance of **20.00 feet** to a point,

THENCE N00°38'16"W a distance of **78.00 feet** to a corner post found on the North side of a cattle guard for the Southeast corner of the 8.6 acre parent tract.

THENCE with the South line of the 8.6 acre tract, **N83°39'49"W** a distance of **321.81 feet** (Called N81°30'00"W 319.44') to a corner post found for the Southwest corner of said 8.6 acre tract, same being the Southwest corner of the herein described tract.

THENCE N03°32'40"E a distance of **1371.44 feet** (Called N04°30'00"E 1366.67') to a corner post found in the South line of the Gardner tract for the Northwest corner of the herein described tract, same being the Northeast corner of the Albright 87.00 acre tract.

THENCE N89°15'42"E a distance of **2256.22 feet** (Called N89°00'00"E) to the **PLACE OF BEGINNING** containing 80.640 acres of land.

This survey is valid for this transaction only. All original prints 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 produced. No part of this document may be reproduced or altered.

Survey plat accompanies this metes and bounds description.

Jacob W. Barten

R.P.L.S. 6337

Firm Registration No. 10193708

