COLORADO COUNTY, TEXAS HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010) **VERTICAL DATUM: NAVD 88** PETER PIPER LEAGUE COMBINED SCALE FACTOR: 0.999894967 BEARING BASIS: TX. LAMBERT GRID SOUTH CENTRAL ZONE ABSTRACT NO. 447 DISTANCES SHOWN ARE SURFACE VALUES LEGEND 5/8" IRON ROD SET W/ 2" ALUM, CAP 1/2" IRON ROD FOUND 200' 100' 3/8" IRON ROD FOUND 1/2" IRON PIPE FOUND 1" IRON BAR FOUND POINT FOR CORNER (AS NOTED) A/C UNIT SEPTIC TANK POWER POLE **GUY ANCHOR** ELECTRIC METER 0 ELECTRICAL GROUND TRANSFORMER OVERHEAD ELECTRIC LINE WIRE FENCE RECORD INFORMATION **CUMMINS CREEK ROAD** N 89'22'07" E 192,34' 557.78' N 89'22'07" E POINT IN 8" WOOD -557.85') (5 89'38'18" E **FENCE POST** 3/8" IRON ROD FOUND BEARS N 08'55'32" W - 0.72' TIMOTHY CONNER, ET UX 1/2" IRON ROD FOUND BEARS N 08'02'22" W - 1.87' COUNTY OF COLORADO, STATE OF TEXAS APRIL 18, 2003 CALLED 0.4473 ACRE VOLUME 437, PAGE 37 -GRAVEL O.R.C.C.T. DRIVE PIER-20' ELECTRICAL EASEMENT 860.89') VOL.622 PG. 758, O.R.C.C.T. METAL BUILDING GRAVEL CHARLES N. HILL, ET UX AREA JOHN DELMAR KRAUSE, ET UX WELL TO "70.25.00 (SOUTH HOUSE TINORTHY LEE CONNER, ET UX GRAVEL WARREN A. MOELLER, ET UX (NORTH 57'07" OCTOBER 30, 1981 DRIVE DECEMBER 20, 1999 RESIDUE OF CALLED 25.00 ACRES RESIDUE OF CALLED 10.00 ACRES VOLUME 437, PAGE 431 VOLUME 324, PAGE 111 D.R.C.C.T. O.R.C.C.T. OVH Ø ø OVH. 188.7'-CONC. -STORAGE AREA PORCH BARNDOMINIUM 11.00 ACRES LORA WEAVER TO BETTY JEANETTE DOYLE DECEMBER 15, 2011 CALLED 11.000 ACRES **VOLUME 686, PAGE 427** O.R.C.C.T. 315.7' SOUTHEAST CORNER OF THE-RESIDUE OF 25.00 ACRE TRACT P.O.B. Texas South Central Zone -1/2" IR FOUND AT 8.53" 1/2" IR FOUND AT 856.45' -NAD 83/2011 0.93' RIGHT OF THE LINE 0.30' RIGHT OF LINE State Plane Grid Coords 557.84') (S 89°57'57" W N(Y): 13,869,055.41 USft 651.71 S 88'59'01" W 557.77 5 88'59'01" W E(X): 2,732,375.38 USft W. A. CHANSLOR, ET AL WILLIAM CLAYTON GREENLEE TO TO JOHN N. GAMBRELL G. E. WILKINS DECEMBER 11, 1971 AUGUST 6, 1992 SCHEDULE B NOTES SECOND TRACT - CALLED 8.25 ACRES CALLED 13.5 ACRES 1. THAT CERTAIN EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. VOLUME 305, PAGE 128 VOLUME 31, PAGE 301 AS PER VOL. 540, PG. 772, O.R.C.C.T. DOES NOT AFFECT THE SUBJECT D.R.C.C.T. O.R.C.C.T. TRACT. 2. THAT CERTAIN EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS PER VOL 622, PG. 758, O.R.C.C.T. DOES AFFECT THE SUBJECT TRACT AS SHOWN ON SURVEY. SURVEY NOTES 1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND MATTERS OF SURVEY PLAT OF 11.00 ACRES RECORD SHOWN ARE STRICTLY BASED ON A TITLE COMMITMENT ISSUED ON APRIL 1, 2021 (EFFECTIVE: MARCH 15, 2021) BY BOTTS TITLE PETER PIPER LEAGUE, A-447 COMPANY, GF NO. CO-21-087. COLORADO COUNTY, TEXAS 2. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY. 3. A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT. 04/23/21 DATE: SURVEYOR CERTIFICATION DRAWN BY: CBH FSCINC THIS SURVEY WAS MADE ON THE GROUND ON MARCH 26, 2021 CHECKED BY: MWL AND APRIL 8, 2021 UNDER MY SUPERVISION AND REPRESENTS CTH/KWO FIELD CREW: THOSE FACTS FOUND AT THE TIME OF SURVEY. PROJECT NO: 2021030334 2205 Walnut Street - Columbus, TX 78934 COUNTY: COLORADO Ph: 979.732.3114 - Fax: 979.732.5271 SCALE: 1" = 100" TBPLS FIRM 10000100 - TBPE FIRM 17957 SHEET: www.fscinc.net 1 OF 1 FOR FSC., INC. 1202/22/10

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BY: MATTHEW W. LOESSIN, RPLS

TEXAS REGISTRATION NO. 5953