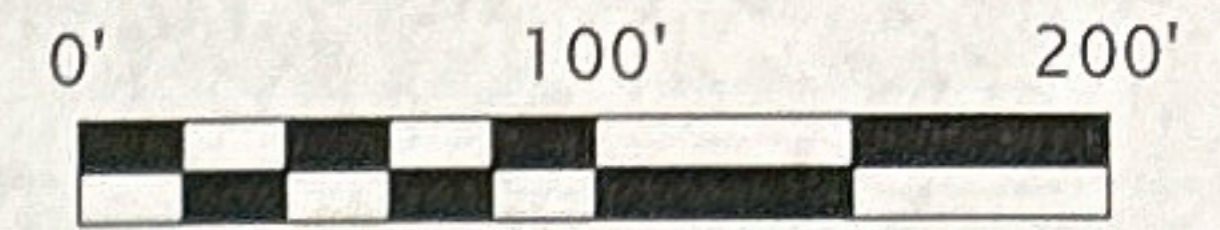
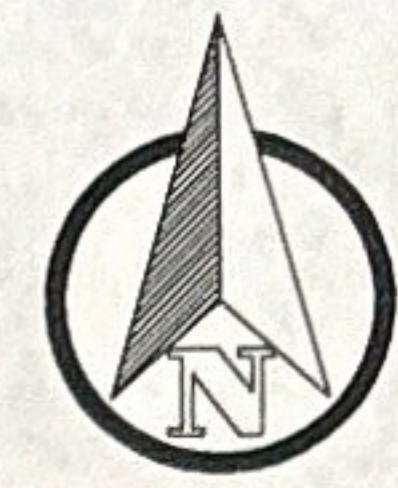


COLORADO COUNTY, TEXAS
PETER PIPER LEAGUE
ABSTRACT NO. 447

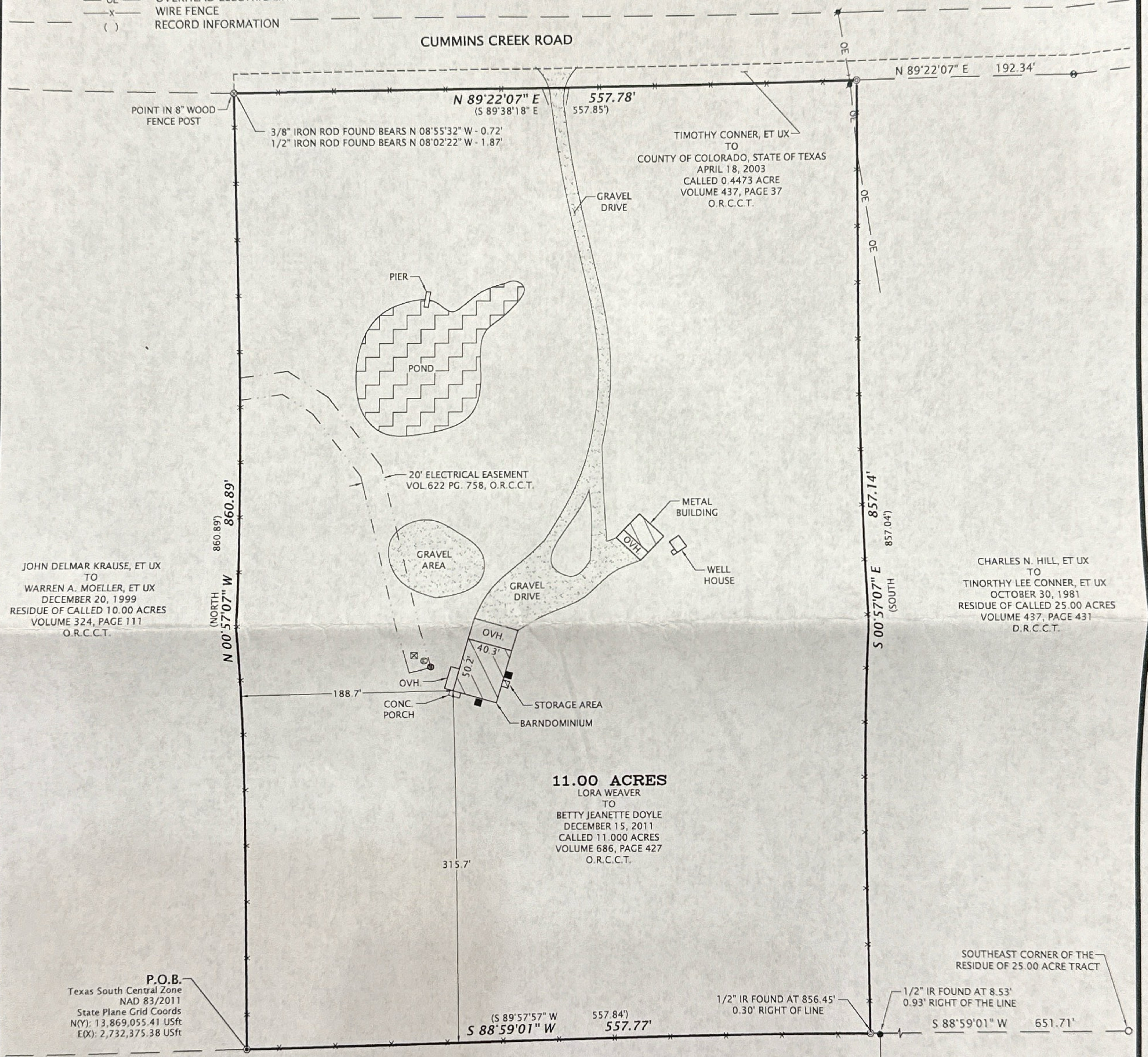
HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
 VERTICAL DATUM: NAVD 88
 COMBINED SCALE FACTOR: 0.999894967
 BEARING BASIS: TX. LAMBERT GRID SOUTH CENTRAL ZONE
 DISTANCES SHOWN ARE SURFACE VALUES



LEGEND

- ⊙ 5/8" IRON ROD SET W/ 2" ALUM. CAP
- 1/2" IRON ROD FOUND
- ⊙ 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
- ⊙ ELECTRICAL GROUND TRANSFORMER
- OE — OVERHEAD ELECTRIC LINE
- X — WIRE FENCE
- () RECORD INFORMATION

CUMMINS CREEK ROAD



JOHN DELMAR KRAUSE, ET UX
 TO
 WARREN A. MOELLER, ET UX
 DECEMBER 20, 1999
 RESIDUE OF CALLED 10.00 ACRES
 VOLUME 324, PAGE 111
 O.R.C.C.T.

TIMOTHY CONNER, ET UX
 TO
 COUNTY OF COLORADO, STATE OF TEXAS
 APRIL 18, 2003
 CALLED 0.4473 ACRE
 VOLUME 437, PAGE 37
 O.R.C.C.T.

CHARLES N. HILL, ET UX
 TO
 TINORTHY LEE CONNER, ET UX
 OCTOBER 30, 1981
 RESIDUE OF CALLED 25.00 ACRES
 VOLUME 437, PAGE 431
 D.R.C.C.T.

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.

P.O.B.
 Texas South Central Zone
 NAD 83/2011
 State Plane Grid Coords
 N(Y): 13,869,055.41 USft
 E(X): 2,732,375.38 USft

SCHEDULE B NOTES

1. THAT CERTAIN EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS PER VOL. 540, PG. 772, O.R.C.C.T. DOES NOT AFFECT THE SUBJECT 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 RECORD SHOWN ARE STRICTLY BASED ON A TITLE COMMITMENT ISSUED ON APRIL 1, 2021 (EFFECTIVE: MARCH 15, 2021) BY BOTTS TITLE COMPANY, GF NO. CO-21-087.
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.

SURVEYOR CERTIFICATION

THIS SURVEY WAS MADE ON THE GROUND ON MARCH 26, 2021 AND APRIL 8, 2021 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

FOR FSC., INC.
 BY: MATTHEW W. LOESSIN, RPLS
 TEXAS REGISTRATION NO. 5953
 04/29/2021



**SURVEY PLAT OF 11.00 ACRES
 PETER PIPER LEAGUE, A-447
 COLORADO COUNTY, TEXAS**

DATE: 04/23/21
 DRAWN BY: CBH
 CHECKED BY: MWL
 FIELD CREW: CTH/KWO
 PROJECT NO: 2021030334
 COUNTY: COLORADO
 SCALE: 1" = 100'
 SHEET: 1 OF 1

FSC INC
 SURVEYORS+ENGINEERS
 2205 Walnut Street - Columbus, TX 78934
 Ph: 979.732.3114 - Fax: 979.732.5271
 TBPLS FIRM 10000100 - TBPE FIRM 17957
 www.fscinc.net

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