COLORADO COUNTY, TEXAS OTTO E. HARTFIEL SURVEY, A - 968 HOWARD MCELROY LEAGUE, A - 32 AUSTIN COUNTY, TEXAS OTTO E. HARTFIEL SURVEY, A - 432 400' HOWARD MCELROY LEAGUE, A - 68 LEO STERN SURVEY, A - 435 HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010) VERTICAL DATUM: NAVD 88 **LEGEND** COMBINED SCALE FACTOR: 0.9998998444 5/8" IRON ROD SET W/ 2" ALUM. CAP BEARING BASIS: TX. LAMBERT GRID SOUTH CENTRAL ZONE 5/8" IRON ROD FOUND **DISTANCES SHOWN ARE SURFACE VALUES** 1/2" IRON ROD FOUND TELEPHONE RISER POWER POLE **GUY ANCHOR** © ELECTRIC METER WIRE FENCE OVERHEAD ELECTRIC LINE – OE -RECORD INFORMATION O.P.R.A.C.T. AUSTIN COUNTY OFFICIAL PUBLIC RECORDS O.P.R.C.C.T. COLORADO COUNTY OFFICIAL PUBLIC RECORDS P.O.B. TRACT I-Texas South Central Zone NAD 83/2011 State Plane Grid Coords N(Y): 13,890,591.45 USft E(X): 2,746,141.58 USft (CLERK FILE NO. 142543, O.P.R.A.C.T.) APPROXIMATE SURVEY LINE MILLER ROAD (S 89°32'14" E 1153.10') <u>1152.85</u>' N 87°28'40" E P.O.B. TRACT II Texas South Central Zone N 87'28'40" E N 87°28'40" E 723.79 NAD 83/2011 429.06 State Plane Grid Coords N(Y): 13,890,642.18 USft E(X): 2,747,293.20 USft SURVEY WELL: HOUSE OTTO E. HARTFIEL SURVEY LEO STERN SURVEY A - 435 A - 432.38 HARTFIEL A - 968 621. TRACT II 11.12 ACRES A & J RANCH, LLC 621 TRACT I 6.12 ACRES A & J RANCH, LLC THE AWS 2006 IRREVOCABLE TRUST
TO
DAVID EMERSON JORDEN, AKA DAVID E. JORDEN, ET UX.
SEPTEMBER 29, 2021
CALLED 30.279 ACRES
CLERK FILE NO. 215764
O. P.R.A.C.T. TO JOHANNES NICOLAAS KAHTS, ET UX. TO JOHANNES NICOLAAS KAHTS, ET UX. (N 01°06'28" W (CLERK FILE NO. 142 **N 04'03'22" W** ₹ 1.03,55. JUNE 11, 2014 TRACT ONE - PART OF CALLED 30.25 ACRES CLERK FILE NO. 142543 04.03'22" JUNE 11, 2014
TRACT ONE - PART OF CALLED 30.25 ACRES ш CLERK FILE NO. 142543 O.P.R.A.C.T. O.P.R.A.C.T. 9 OVH Z APPROXIMATE SURVEY LINE (N 89'17'00" W 255.63') (VOL. 934, PG. 464, O.R.C.C.T. LANE S 87'11'53" W 840.48 S 87'11'53" W 255.63' 173,46' 1013.94 S 87°11'53" W MCELROY -1/2" IRON ROD A & J RANCH, LLC
TO
JOHANNES NICOLAAS KAHTS, ET UX.
JUNE 11, 2014
TRACT ONE - RESIDUE OF CALLED 30.25 ACRES
CLERK FILE NO. 142543
O.P.R.A.C.T.
(13.03 REMAINING ACREAGE) **FOUND BEARS** S 01° 55' 58" W - 0.25' A & J RANCH, LLC TO
JOHANNES NICOLAAS KAHTS, ET UX. BENNY WILLIS, AKA BENNIE WILLIS, ET UX. TO CLIFTON RAY HUGHES, ET UX. JULY 16, 2020 CALLED 1.497 ACRES VOLUME 934, PAGE 464 O.R.C.C.T. JUNE 11, 2014 TRACT TWO - CALLED 4.05 ACRES CLERK FILE NO. 142543 O.P.R.A.C.T. HOWARD MCELROY LEAGUE A - 32HOWARD MCELROY LEAGUE - 68 **RUTH HARTFIEL ALBERS** TO DELORES HARTFIEL DABELGOTT MARCH 22, 1996 CALLED 4.048 ACRES VOLUME 191, PAGE 777 O.R.C.C.T. **SURVEY NOTES** 1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR 2. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. THAT APPEAR OF RECORD OR LINRECORDED AND NOT SHOWN ON SURVEY SURVEY PLAT OF TWO TRACTS 3. A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT. OUT OF VARIOUS SURVEYS IN 4. PROPERTY IS SUBJECT TO ANY SUBDIVISION REGULATIONS FOR COLORADO COUNTY, TEXAS AND/OR AUSTIN COUNTY, TEXAS THAT MAY AUSTIN & COLORADO COUNTIES, TX **SURVEYOR CERTIFICATION** THIS SURVEY WAS MADE ON THE GROUND ON DECEMBER 28, 2023 & OF 01/25/2024 DATE: JANUARY 8, 2024 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SUPEY. GISTER DRAWN BY: TTH FSC INC CHECKED BY: MWL FIELD CREW: VCA MATTHEW W. LOESSIN SURVEYORS+ENGINEERS PROJECT NO: 2023110562 2205 Walnut Street - Columbus TX 78934 5953 AUSTIN COUNTY: Ph: 979.732.3114 - Fax: 979.732.5271 TBPLS FIRM 10000100 - TBPE FIRM 17957 1" = 200' SCALE: SHEET: 1 OF 1 www.fscinc.net BY: MATHEW W. LOESSIN, RPLS TEXAS REGISTRATION NO. 5953 © COPYRIGHT 2024 - ALL RIGHTS RESERVED - THIS SURVEY IS NOT ORIGINAL WITHOUT RED LICENSE SEAL AND BLUE SIGNATURE OF SURVEYOR DATE SIGNED: 01/25/2024