

**COLORADO COUNTY, TEXAS
HOWARD MCELROY LEAGUE
ABSTRACT NO. 32**

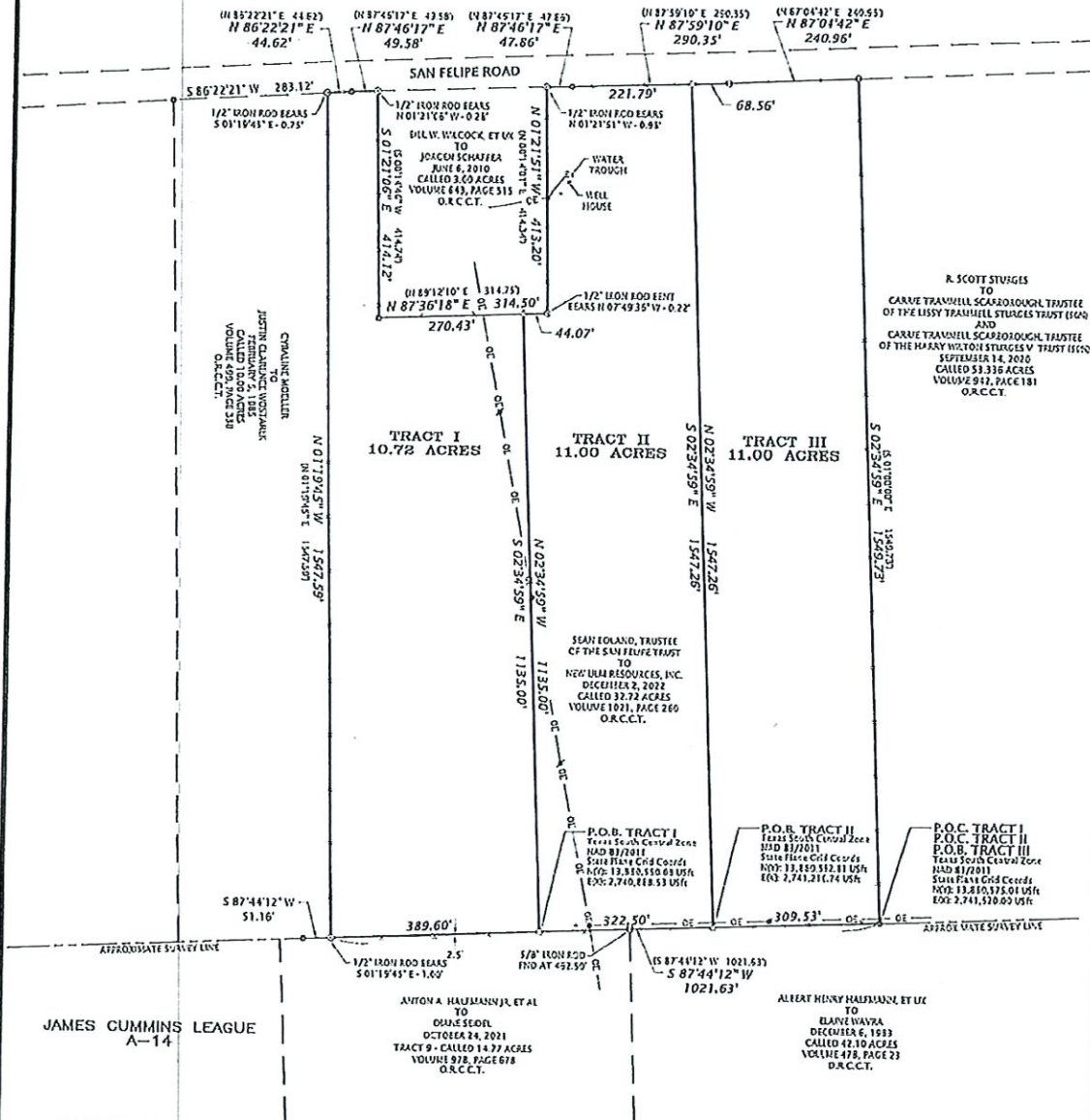
HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
VERTICAL DATUM: NAVD 88
COMBINED SCALE FACTOR: 0.9999970339
BEARING BASIS: TX, LAMBERT GRID SOUTH CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES



LEGEND

- ⊙ 5/8" IRON ROD SET W/ 2" ALUM. CAP
- ⊙ 5/8" IRON ROD FOUND W/CAP
- ⊙ 1/2" IRON ROD FOUND
- ⊙ ELECTRIC METER
- ⊙ POWER POLE
- ⊙ GUY ANCHOR
- - - WIRE FENCE
- - - OVERHEAD ELECTRIC LINE
- () RECORD INFORMATION

**HOWARD MCELROY LEAGUE
A-32**



SURVEY NOTES

1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND MATTERS OF RECORD SHOWN ARE STRICTLY BASED ON A TITLE COMMITMENT ISSUED ON SEPTEMBER 16, 2022 (EFFECTIVE: SEPTEMBER 7, 2022) BY SELECT TITLE, L.L.C. OF NO. 032218144.
2. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, COVENANTS, ETC., AS PER VOL. 93, PG. 92, D.R.C.C.T., VOL. 839, PG. 200, D.R.C.C.T. AND ANY OTHER THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.
3. A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT FOR ALL THREE TRACTS.

SURVEYOR CERTIFICATION
THIS SURVEY WAS MADE ON THE GROUND ON JANUARY 4, 2023 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

Cullen D. Weishuhn 1/19/23
FOR FSC, INC.
BY: CULLEN D. WEISHUHN, RPLS
TEXAS REGISTRATION NO. 6550

**SURVEY PLAT OF TRACT I - TRACT III
HOWARD MCELROY LEAGUE, A-32
COLORADO COUNTY, TEXAS**

DATE: 01/19/2023
DRAWN BY: KAC
CHECKED BY: CDV
FIELD CREW: PAH/CAF
PROJECT NO: 2022121812
COUNTY: COLORADO
SCALE: 1"=200'
SHEET: 1 OF 1

FSC INC
SURVEYOR & ENGINEER

2105 Walnut Street - Columbus, TX 76934
Ph: 919-731-5114 - Fax: 919-731-5273
1785 FIVE POINTS BLVD - THE FIRST 17957
www.fscinc.net

© COPYRIGHT 2023 - ALL RIGHTS RESERVED - THIS SURVEY IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

L:\MUNICIPAL\2022\2022121812\HOWARD_032218144\HOWARD_032218144.dwg Jan 19, 2023 2:46:00pm

COLORADO COUNTY, TEXAS
HOWARD MCELROY LEAGUE, ABSTRACT NO. 32

TRACT I

DESCRIPTION OF A 10.72 ACRE TRACT OF LAND OUT OF THE HOWARD MCELROY LEAGUE, ABSTRACT NO. 32, COLORADO COUNTY, TEXAS AND BEING PART OF THAT CALLED 32.72 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED DECEMBER 2, 2022 FROM SEAN BOLAND, TRUSTEE OF THE SAN FELIPE TRUST TO NEW ULM RESOURCES, INC., AS RECORDED IN VOLUME 1021, PAGE 260, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 10.72 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found [Grid Coordinates: N 13,880,575.04 USft E 2,741,520.00 USft] in the Northerly line of that called 42.10 acre tract described in the deed dated December 6, 1983 from Albert Henry Halfmann, et ux. To Elaine Wavra as recorded in Volume 478, Page 23, Colorado County Deed Records for the Southeast corner of said parent 32.72 acre tract, same being the Southwest corner of that called 53.336 acre tract described in the deed dated September 14, 2020 from R. Scott Sturges to Carrie Trammell Scarborough, Trustee of the Lissy Trammell Sturgis Trust (50%) and Carrie Trammell Scarborough, Trustee of the Harry Wilton Sturges V Trust (50%), as recorded in Volume 942, Page 181, Colorado County Official Records;

THENCE South 87° 44' 12" West (called South 87° 44' 12" West) with the Northerly line of said 42.10 acre tract, being the Southerly line of said parent 32.72 acre tract at 462.50 feet passing a 5/8 inch iron rod found for the Northwest corner of said 42.10 acre tract, being the Northeast corner of said 14.77 acre tract of land described as Tract 9 in a deed dated October 24, 2021 from Anton A. Halfmann, Jr., et al to Diane Seidel, as recorded in Volume 978, Page 678, Colorado County Official Records, continuing with the Northerly line of said 14.77 acre tract for a total distance of 632.03 feet to a 5/8 inch iron rod set w/cap [Grid Coordinates: N 13,880,550.08 USft E 2,740,888.53 USft] for the Southeast corner and being the **POINT OF BEGINNING** of the herein described tract, being the Southwest corner of a called 11.00 acre tract of land described as Tract II also surveyed this day;

THENCE South 87° 44' 12" West (called South 87° 44' 12" West) continuing with the Northerly line of said 14.77 acre tract, being the Southerly line of said parent 32.72 acre tract a distance of 389.60 feet to a point for the Southwest corner of said parent 32.72 acre tract, being the Southeast corner of that called 10.00 acre tract described in deed dated February 5, 1985 from Cybaline Moeller to Justin Clarence Wostarek, as recorded in Volume 499, Page 338, Colorado County Official Records, from which a 1/2 inch iron rod found bears South 01° 19' 45" East a distance of 1.00 feet, also from which a 1/2 inch iron rod found for bears South 87° 44' 12" West a distance of 51.16 feet;

THENCE North 01° 19' 45" West (called North 01° 19' 45" West) with the Easterly line of said Justin Clarence Wostarek 10.00 acre tract, being the Westerly line of said parent 32.72 acre tract a distance of 1547.59 feet (called 1547.59') to a point in the Southerly line of San Felipe Road for the Northwest corner of said parent 32.72 acre tract, being the Northeast corner of said Justin Clarence Wostarek 10.00 acre tract, From which a 1/2 inch iron rod found bears South 01° 19' 45" East a distance of 0.75 feet, also from which a 1/2 iron rod found for the Northwest corner of said Justin Clarence Wostarek 10.00 acre tract bears South 86° 21' 21" West a distance of 283.12 feet;

THENCE North 86° 22' 21" East (called North 86° 22' 21" East) with the Southerly line of San Felipe Road, being the Northerly line of said parent 32.72 acre tract a distance of 44.62 feet (called 44.62') to a 1/2 inch iron rod found;

THENCE North 87° 46' 17" East (called North 87° 46' 17" East) continuing with the Southerly line of San Felipe Road, being the Northerly line of said parent 32.72 acre tract a distance of 49.58 feet (called 49.58') to a point for an exterior corner of said parent 32.72 acre tract, being the Northwest corner of a called 3.00 acre tract described in deed dated June 6, 2010 from Bill W. Wilcock, et ux to Jorgen Schaffer, as recorded in Volume 643, Page 515, Colorado County Official Records, from which a 1/2 inch iron rod found bears North 01° 21' 06" West a distance of 0.28 feet;

THENCE South 01° 21' 06" East (called South 01° 21' 06" East) with the Westerly line of said 3.00 acre tract, being a Easterly line of said parent 32.72 acre tract a distance of 414.12 feet (called 414.12') to a 1/2 inch iron rod found for an interior corner of said parent 32.72 acre tract, being the Southwest corner of said 3.00 acre tract;

THENCE North 87° 36' 18" East (North 87° 36' 18" East) with the Southerly line of said 3.00 acre tract, being a Northerly line of said parent 32.72 acre tract a distance of 270.43 feet to a 5/8 inch iron rod set w/cap for the Northeast corner of the herein described tract, being an exterior corner of a called 11.00 acre tract of land described as Tract II also surveyed this day, from which a point for the Southeast corner of said 3.00 acre tract, being an interior corner of said parent 32.72 acre tract and also being an interior corner of said Tract II bears North 87° 36' 18" East a distance of 44.07 feet;

THENCE South 02° 34' 59" East across said parent 32.72 acre tract with the Westerly line of said Tract II, being the Easterly line of the herein described tract a distance of 1135.00 feet to the POINT OF BEGINNING, containing 10.72 ACRES of land, more or less.

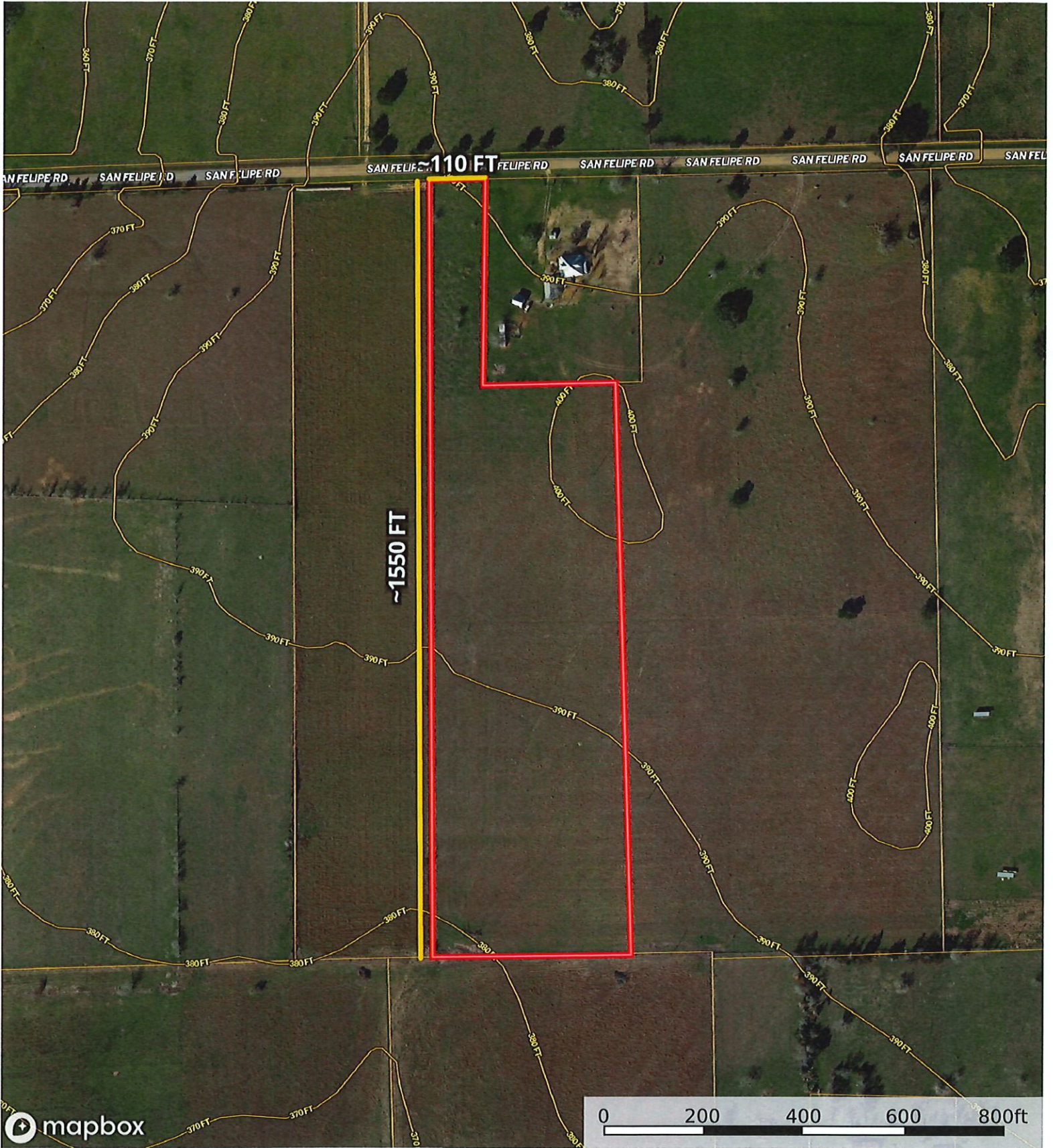
1. Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/2011 (EPOCH: 2010)
2. All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.99989703391.
3. Any reference to a 5/8" Iron rod set w/cap is a 5/8" iron rebar 24" Inches long and set with a 2" aluminum cap stamped "FSC INC - TX FIRM #10000100".

This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on January 4, 2023.

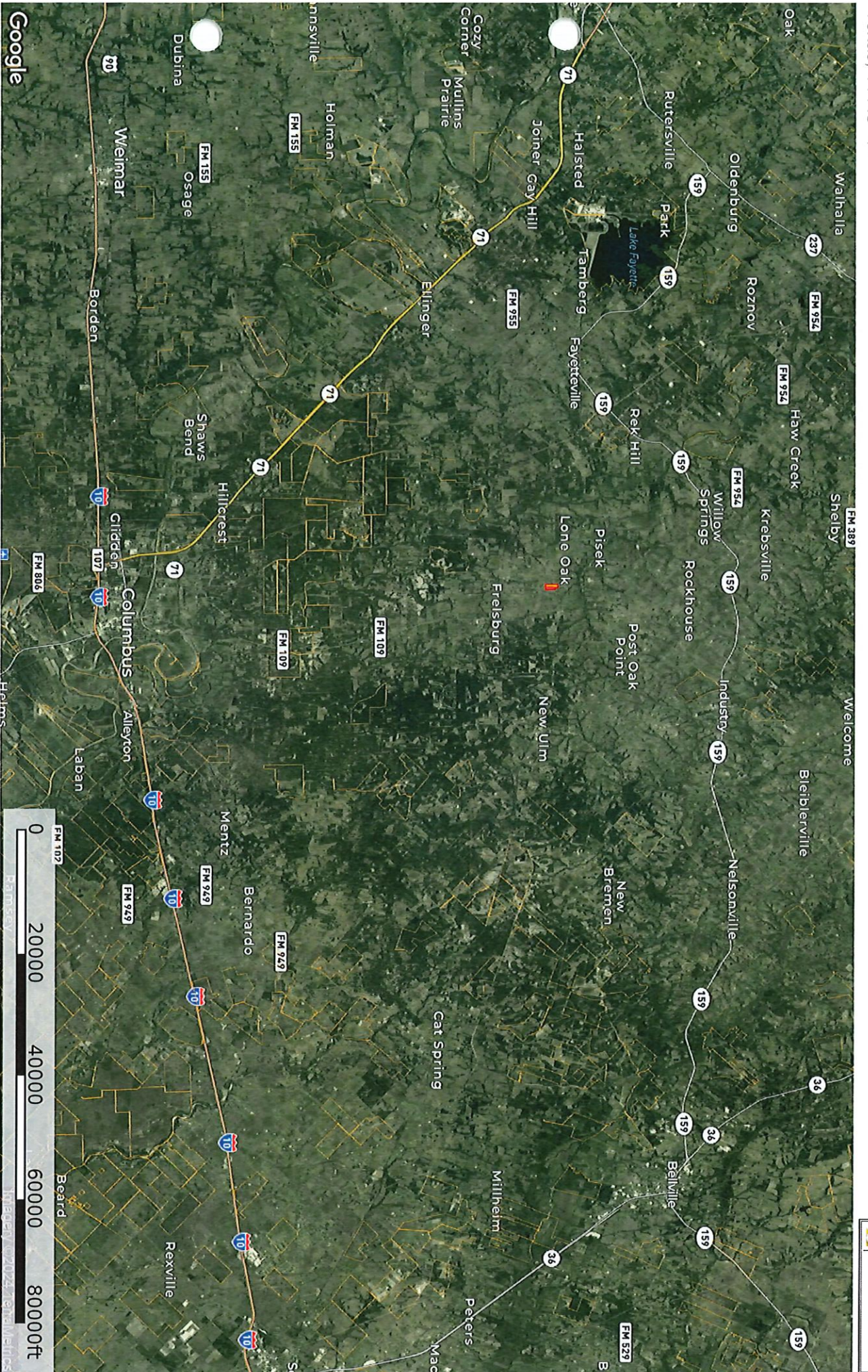
Cullen D. Weishuhn
Registered Professional Land Surveyor No. 6850
Project No. 2022121842
Word File: 2022121842_tract_I_m&b
ACAD File: 2022121842.dwg

Date: 1/19/23





Tract 1 San Felipe, Fayetteville
Texas, 11 AC +/-



Distance Boundary

Lindi Camaron Team
P: 9794514645 thelteam.com 601 Medical Court

id
The information contained herein was obtained from sources deemed to be reliable. Lindi Camaron Team makes no warranties or guarantees as to the completeness or accuracy thereof.

