

TEXAS LAND SYSTEMS  
Surveying & Mapping

STATE OF TEXAS

PROJECT NO. 122221-101

COUNTY OF COLORADO

DATE: DECEMBER 31, 2021

*Being a 0.572 acre tract of land located in the B.B.B. & C. R.R. Survey, Abstract No. 118 in Colorado County, Texas; and being a part or portion of that land described as 141.343 acres in Partition Deed dated March 12, 1960 conveyed to Margaret Lavo Schumacher and Edith Elizabeth Potter, recorded in Volume 215, Page 274 of the Colorado County Deed Records, to which reference is made for all purposes; said 0.572 acre tract being more particularly described by metes and bounds as follows:*

**BEGINNING** at a 2" pipe (location marker for pipe line as called for in original deed, Vol. 279, Pg. 146 D.R.) found in the East line of County Road No. 102 for the Northwest corner of a 1.340 acre tract of land conveyed to Eidecker Properties in Volume 981, Page 567 of the Colorado County Official Records, same being the Southwest corner of the herein described tract.

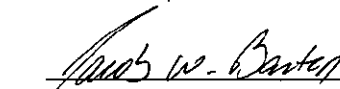
**THENCE** with the East line of County Road No. 102, **N20°17'03"W** a distance of **428.86 feet** to a concrete right of way marker found for the Northwest corner of the herein described tract.

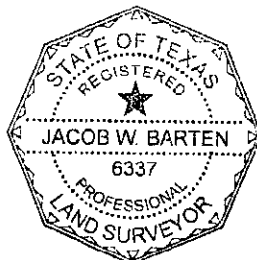
**THENCE** with the South line of that 0.094 acre tract of land conveyed to the State of Texas in Volume 304, Page 460 of the Colorado County Deed Records, **S82°27'37"E** a distance of **32.13 feet** (Called S81°54'00"E 31.85') to a concrete right of way marker found for the Northeast corner of the herein described tract.

**THENCE** with the West line of said 0.094 acre tract same being the West line of State Highway No. 71, **S29°20'00"E** a distance of **404.18 feet** (Basis of Bearing - Called S29°20'00"E 404.49', Vol. 304, Pg. 460 D.R.) to a 3"x3" concrete marker found for the Southeast corner of the herein described tract, same being called for in the original deed from Potter to Humble Oil and Refining Company in Volume 279, Page 146 of the Colorado County Deed Records. From which a 3/8" iron rod found for the called Northeast corner of the Eidecker Properties tract bears N15°05'41"W a distance of 0.56 feet.

**THENCE** with the North line of the original tract conveyed to Humble Oil, **S60°37'27"W** a distance of **93.16 feet** (Called S60°40'00"W 93.00') to the **PLACE OF BEGINNING** containing 0.572 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



STATE OF TEXAS COUNTY OF COLORADO  
 I hereby certify that this instrument was FILED on the  
 date and time stamped herein by me, and was duly  
 RECORDED to the Volume and Page of the OFFICIAL  
 RECORDS of Colorado County, Texas and stamped  
 hereon by me, on

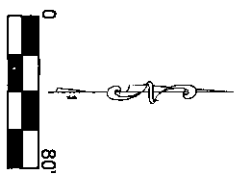
APR 12 2022

*Kimberly Menke*  
 KIMBERLY MENKE  
 COUNTY CLERK, COLORADO COUNTY, TEXAS

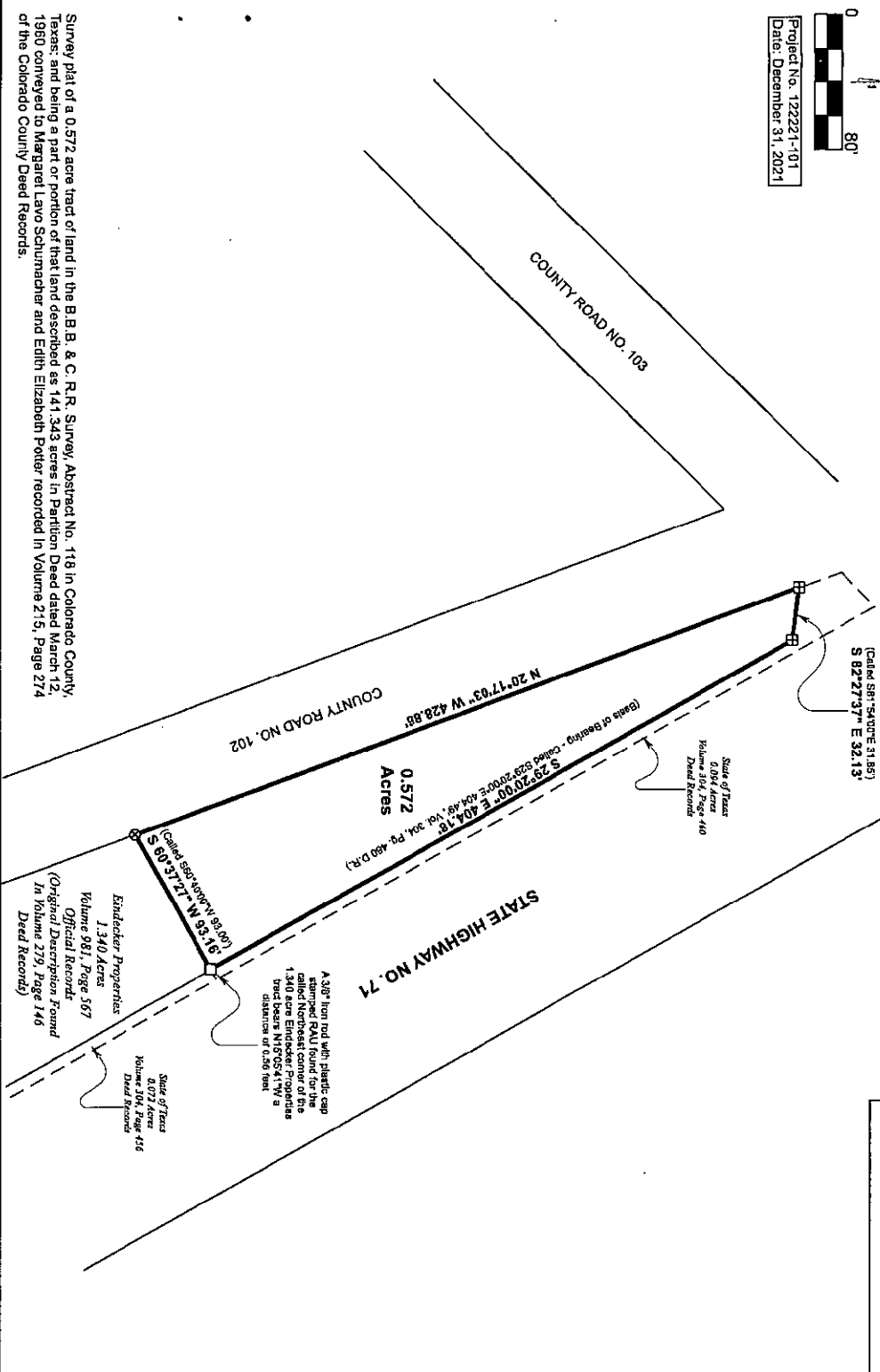
1598  
 FILED FOR RECORD  
 COLORADO COUNTY, TX  
 2022 APR -7 AM 10:37

KIMBERLY MENKE  
 COUNTY CLERK

**COLORADO COUNTY, TEXAS**  
**B.B.B. & C. R.R. SURVEY**  
**ABSTRACT NO. 118**



Project No. 122221-101  
 Date: December 31, 2021

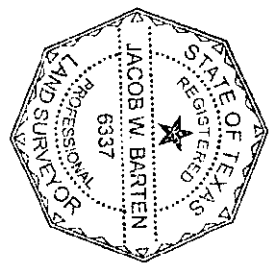


LEGEND	
<input type="checkbox"/>	Found 3" x 3" Concrete Marker
<input checked="" type="checkbox"/>	Found 2" Pipe
<input type="checkbox"/>	Found Concrete Right of Way Marker

**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 survey was performed without the benefit of an abstract of title.  
 This is a boundary survey only and does not show improvements or easements.  
 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 Marcus Blaine Potter et al, and shall not be used for any further conveyance or transaction without written verification by Texas Land Systems.  
 This survey 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.



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**TEXAS LAND SYSTEMS**

**Surveying & Mapping**  
 3554 FM 109 Columbus, Texas 78834  
 Phone: (979) 732-2086  
 Firm Registration No. 101993708

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

Survey plat of a 0.572 acre tract of land in the B.B.B. & C. R.R. Survey, Abstract No. 118 in Colorado County, Texas; and being a part or portion of that land described as 141.343 acres in Partition Deed dated March 12, 1960 conveyed to Margaret Lavo Schumacher and Edith Elizabeth Potter recorded in Volume 215, Page 274 of the Colorado County Deed Records.