

STATE OF TEXAS

COUNTY OF COLORADO

Land Description
49.476 acres

BEING a tract or parcel containing 49.476 acres of land situated in the John Swarte Survey, Abstract No. 504, Colorado County, Texas and being a part or portion of that same land described as 50.77 acres in Deed dated February 5, 1998 from Mary Addicks to Franklin Addicks, et al, recorded in Volume 252, Page 414, Colorado County Official Records. Said 49.476 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod set where the West line of the original 50.77 acre tract intersects the North line of F.M. Highway 2144 (100 feet in width) for the Southwest corner of the herein described tract and being the occupied Southeast corner of the J.P. Hunnicutt 100 acre tract as described in Volume 213, Page 130, Deed Records;

THENCE leaving said highway, along the West line of the original 50.77 acre tract, common with the East line of the Hunnicutt 100 acre tract, N 00° 06' 00" W a distance of 3102.00 feet to a ½" iron rod set at the Southwest corner of a 16.67-foot wide strip of land retained by John Wendt (ownership rights specified in Volume 51, Page 118, Deed Records) for the Northwest corner of the herein described.

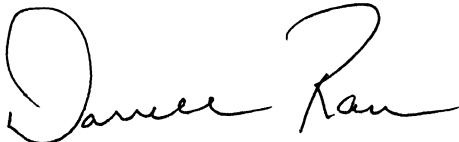
THENCE along the South line of the John Wendt 16.67-foot wide strip of land, N 89° 41' 00" E a distance of 694.44 feet to a ½" iron rod set for the Northeast corner of the herein described tract and being the Northwest corner of the Carolyn Williamson 48.23 acre tract as described in Volume 484, Page 204, Deed Records;

THENCE along the common line between the Williamson 48.23 acre tract and the Addicks 50.77 acre tract, S 00° 06' 00" E a distance of 3105.00 feet to a ½" iron rod set at a fence corner on the North line of F.M. Highway 2144 for the Southeast corner of the herein described tract and being the occupied Southwest corner of the Williamson tract;

THENCE along the North line of F.M. Highway 2144, S 89° 55' 51" W a distance of 694.44 feet to the **POINT OF BEGINNING**, containing 49.476 acres of land.

Notes:

- (1) All bearings are based on the City of Weimar subdivision control. Said bearing being N 06° 30' 00" E.
- (2) Survey Plat to accompany this description.



Darrell D. Rau
Registered Professional Land Surveyor
Registration No. 4173

Date: June 11, 2013



**COLORADO COUNTY , TEXAS
JOHN SWARTE SURVEY
ABSTRACT NO. 504**

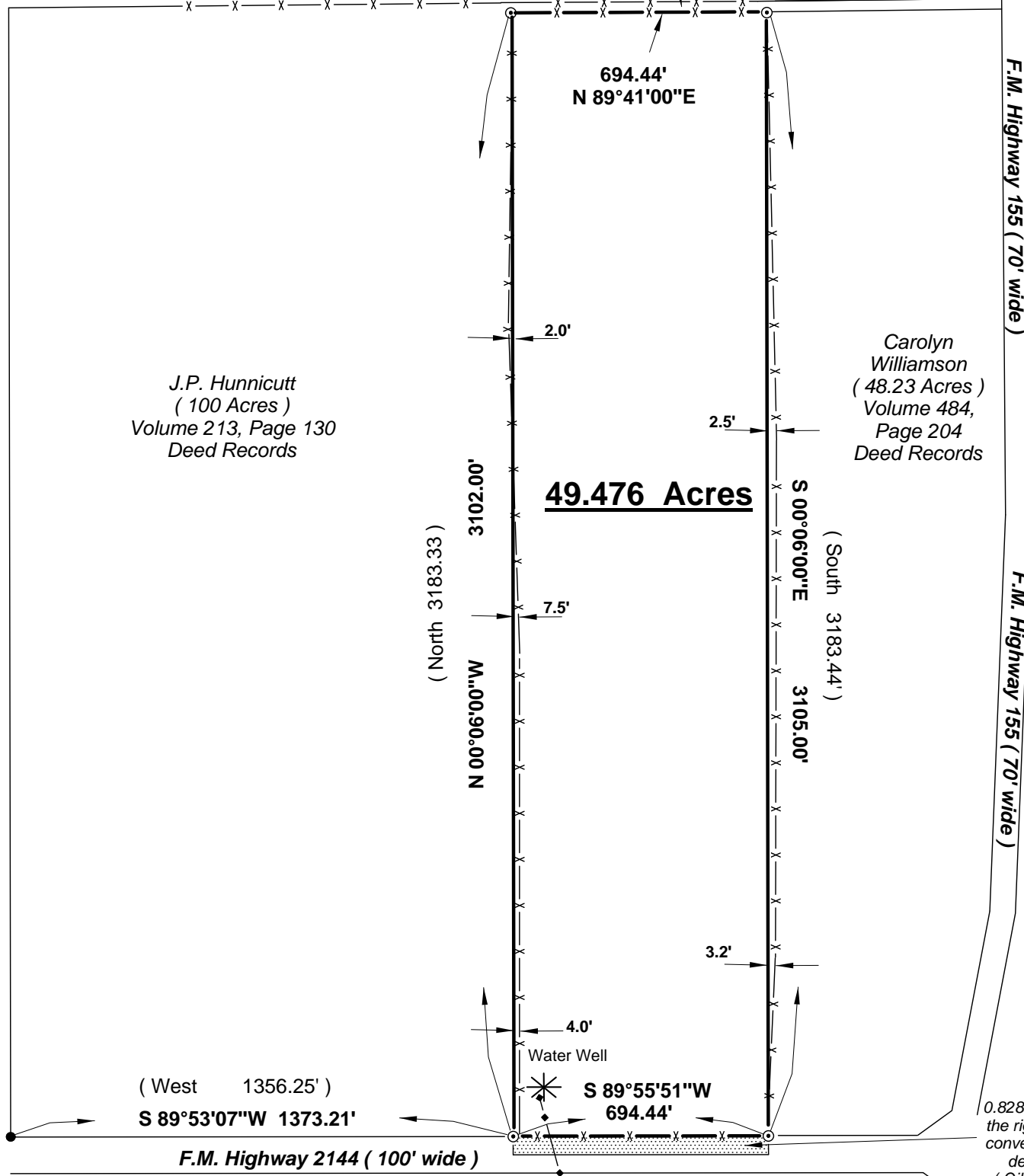


J.P. Hunnicutt
(Two 69.633 acre tracts)
Volume 101, Page 409
Volume 101, Page 418
Official Records

Ownership rights in a 16.67-foot wide strip of land retained by
John Wendt as specified in Volume 51, Page 118, Deed Records

**Scale 1" = 400'
June 11, 2013
File Name:
Addicks5.Zak**

LEGEND	
	1/2" Iron Rod set with plastic cap stamped RPLS 4173
	1/2" Iron rod found
	Overhead Power Line
	Wire Fence
	Record Deed Calls



0.828 acres of subject property is located within the right of way of F.M. Highway 2144 and was conveyed to the State Highway Commission by deed recorded in Vol. 182, Pg. 509, D.R. (Oil, gas and sulphur rights were retained by grantor, Bennie Addicks, et ux)

Notes

- (1) This property is subject to the rights of the public to any area located within a public roadway, street or alley.
- (2) All fence lines are shown in their general locations and may not represent an exact location of the entire fence.
- (3) This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
- (4) The surveyor has not abstracted the subject property.
- (5) This survey was prepared without the benefit of a title commitment
- (6) Flood hazard information is not shown on this survey plat. Contact county and community officials for information concerning all flood areas.
- (7) All bearings are based on the City of Weimar subdivision control points. Said bearing being N 06° 30' 00" E.
- (8) This survey is valid for this transaction only.
- (9) Property description to accompany this plat.

Survey Plat of a 49.476 acre tract of land situated in the John Swarte Survey, Abstract No. 504, Colorado County, Texas and being a part or portion of that same land described as 50.77 acres in Deed dated February 5, 1998 from Mary Addicks to Franklin Addicks, et al, recorded in Volume 252, Page 414, Colorado County Official Records.

Rau Surveying

1276 Hwy. 71
P.O. Box 692 Columbus, Texas 78934
Phone: (979) 732-8494 Fax: (979) 732-6468

I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described hereon.

Darrell D. Rau, Registration No. 4173

