

COLORADO COUNTY, TEXAS
I. & G.N. R.R. CO. SURVEY
ABSTRACT NO. 284

BLOCK 56

MAIN STREET
(80' R.O.W. PER PLAT)

BLOCK 57

TUTTLE STREET
(80' R.O.W. PER PLAT)

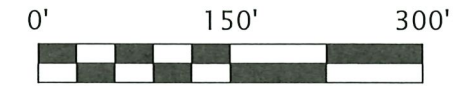
BLOCK 58

UPTON STREET
(80' R.O.W. PER PLAT)

BLOCK 59

CUSHEN STREET
(80' R.O.W. PER PLAT)

OUTLOT 5

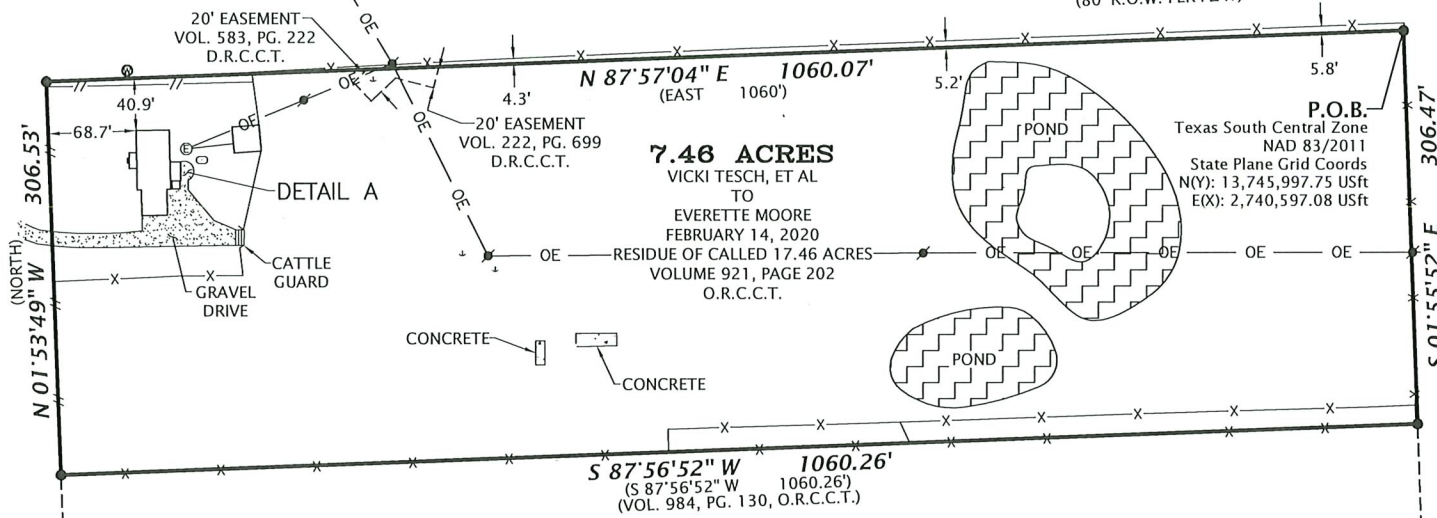


HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
VERTICAL DATUM: NAVD 88
COMBINED SCALE FACTOR: 0.999861745
BEARING BASIS: TX. LAMBERT GRID SOUTH CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES

11TH STREET
(80' R.O.W. PER PLAT)

11TH STREET
(80' R.O.W. PER PLAT)

TOWN OF ROCK ISLAND
VOLUME 13, PAGE 62
D.R.C.C.T.



OUTLOT 6

OUTLOT 12

MAIN STREET
(80' R.O.W. PER PLAT)

N 01°53'49" W 410.80'

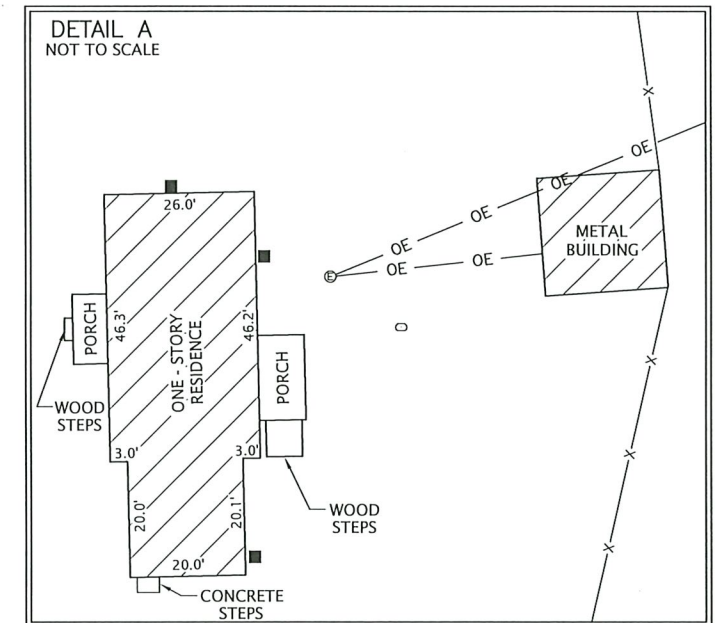
OUTLOT 11

EVERETTE MOORE
TO
JOSE G. BRIONES
DECEMBER 14, 2021
CALLED 10.00 ACRES
VOLUME 984, PAGE 130
O.R.C.C.T.

S 87°56'52" W 1060.26'
(S 87°56'52" W 1060.26')
(VOL. 984, PG. 130, O.R.C.C.T.)

S 01°55'52" E 410.80'

CUSHEN STREET
(80' R.O.W. PER PLAT)



OUTLOT 7

S 87°56'52" W 1060.50'

OUTLOT 10

OUTLOT 13

VETERANS LAND BOARD
TO
LEROY JOSEPH DRYMALLA
AUGUST 25, 1983
CALLED 18.534 ACRES
VOLUME 473, PAGE 190
D.R.C.C.T.

SCHEDULE B NOTES

1. THAT CERTAIN EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS PER VOL. 583, PG. 222, D.R.C.C.T. DOES AFFECT THE SUBJECT TRACT AS SHOWN ON SURVEY.
2. THAT CERTAIN EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS PER VOLUME 222, PAGE 699, 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 THIS SURVEY WAS PREPARED BASED ON A TITLE COMMITMENT ISSUED JANUARY 24, 2023 (EFFECTIVE: JANUARY 17, 2023) BY BOTTS TITLE COMPANY G.F. NO. CO-23-008.
2. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. AS PER VOL. 13, PG. 62, 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.

**SURVEY PLAT OF 7.46 ACRES
TOWN OF ROCK ISLAND
I. & G. N. R.R. CO. SURVEY NO. 56, A-284
COLORADO COUNTY, TEXAS**

DATE: 01/26/2023
DRAWN BY: KAC
CHECKED BY: CDW
FIELD CREW: CDL/CMF
PROJECT NO: 2023010028
COUNTY: COLORADO
SCALE: 1" = 150'
SHEET: 1 OF 1

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

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SURVEYOR CERTIFICATION

THIS SURVEY WAS MADE ON THE GROUND ON JANUARY 25, 2023 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

Cullen D. Weishuhn 1/27/23

FOR FSC, INC.
BY: CULLEN D. WEISHUHN, RPLS
TEXAS REGISTRATION NO. 6850

