

Co. Rd. 116

Fnd. 1/2" I.R.

Swododa Lands

call 72.167 Ac.
John J. Schoellmann
14/182;O.R.

3875.6'

N 62°34'53" E 889.0'

Set 5/8" I.R.
capped #5319

Fnd. 3/4" I.P.
at 105.1'

10
9
8
7
6
5
4
3
2
1

West

Mustang

Creek

Approximate Location
20 Ft. Pipeline Easement
Taiton Development Co.
209/660;O.R.

call 41.02 Ac.
Mary Ann Korenek Gold
304/394;D.R.

(call 109.55 Ac.)
(Rudolph H. Popp)
(121/378;D.R.)

18.6 Ac.

call 18.6 Ac.
Reynaldo Huerta
782/53;O.R.

S 27°20'24" E 1029.69'

LINE	BEARING	DISTANCE
1	N 87°44' W	94.8'
2	N 67°28' W	52.0'
3	N 63°48' W	54.5'
4	N 41°21' W	158.2'
5	N 35°44' W	142.8'
6	N 62°58' W	93.4'
7	N 54°42' W	144.5'
8	N 52°24' W	236.0'
9	N 37°26' W	63.0'
10	N 06°46' W	49.6'
11	N 04°54' E	90.6'

P.O.B.

Set 5/8" I.R.
capped #5319
at 327.09'

Set 5/8" I.R.
capped #5319

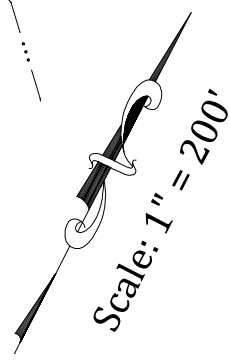
County Road No. 115 (meas. 60' wide)

S 62°39'55" W 515.5'

Note:

- (1) This property is subject to any conflicting rights, claims or other matters which may exist or arise by virtue of the discrepancy between the fences, other improvements and actual property lines as shown on the survey plat.
- (2) This property is subject to the rights of the public to any area located within a public roadway, street or alley.
- (3) This may not be a complete inventory of fences.
- (4) This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
- (5) This survey is valid for this transaction only.
- (6) Title: Commitment GF No: FZ-22-2370E, effective date April 6, 2022. Sch B, Item 10, e. "Survey by Robert W. Kolacny, RPLS No. 5319, dated March 31, 2014, reflects the following: no building lines no easements." SURVEYOR MAKES NO WARRANTIES NOR DEFENDS THIS MISINTERPRETATION AND MISREPRESENTATION OF HIS PREVIOUS SURVEY. No attempt was made BY SURVEYOR, THEN OR NOW, to research or locate easements that may or may not affect Subject Tract. - EXCEPT THAT SHOWN IN SAID FZ-22-2370E I.E. Sch B, Item 10, c. - which is shown on both the said March 31, 2014 survey and this survey.
- (7) Property owners must call the pipeline's owner or an official notification center for a precise physical location of all pipelines.

TRACT NO. 1
call 49.046 Ac.
Clarine Mouller Gold
542/370;D.R.



Survey Plat

MADE FOR: EVERARDO ALBA AND MARIA CRISTINA FUENTES HERNANDEZ PROPERTY LOCATION: COUNTY ROAD NO. 115 - NADA, TX 77460

SHOWING AN 18.6 AC. TRACT OF LAND, SITUATED IN THE CONRAD GURGENS LEAGUE, ABSTRACT NO. 225, COLORADO COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 109.55 AC. TRACT OF LAND CONVEYED FROM MRS. ELIZABETH HEMMI TO RUDOLPH H. POPP IN DEED DATED AUGUST 16, 1943, RECORDED IN VOLUME 121, PAGE 379, OF THE COLORADO COUNTY DEED RECORDS; BEING ALSO THAT CERTAIN CALLED 18.6 AC. TRACT OF LAND CONVEYED FROM RICHARD SHELDON, ETUX TO REYNALDO HUERTA IN DEED DATED MAY 7, 2015, RECORDED IN VOLUME 782, PAGE 53, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS; SAID 18.6 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

The undersigned does hereby certify that this survey was this day made, under my supervision, on the ground, of the property legally described hereon and is correct.

NOTE: Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.

Flood Hazard Boundary Information:

Property is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "A", Map No. 48089C0575 D, dated February 4, 2011. Property IS in the area subject to inundation by the 1% annual chance flood event, a.k.a. the 100 Year Flood Plain, as designated on FEMA's National Flood Insurance Program Flood Insurance Rate Map. The National Flood Insurance Program FIRM is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources, or all planimetric features outside Special Flood Hazard Areas. This flood statement does not imply that the property and/or structures located thereon will be free from flooding or flood damage. The flood hazard area is subject to change as detailed studies occur and/or watershed or channel conditions change. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

Dated: April 19, 2014



[Signature]

Robert W. Kolacny
Registered Professional Land Surveyor No. 5319
Ph. (979) 532-8056



140 S. HOUSTON STREET | WHARTON TEXAS 77488 | 979.532.8056

- Registered Professional Land Surveyors -
OFFICE (979) 532-8056 - kolacny.survey@gmail.com

FILE: 18.6 Ac Huerta to Alba CR 115 Colorado County Nada.dwg
PROJECT: W:\Taiton\CountyLine
CRD: CoRd378.CRD
BY: PV Arriaga