

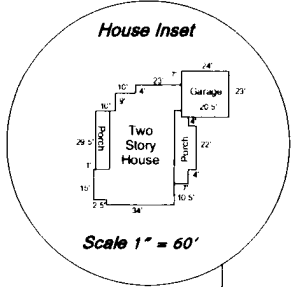
**COLORADO COUNTY, TEXAS  
CITY OF COLUMBUS  
ELIZABETH TUMLINSON SURVEY  
ABSTRACT NO. 44**



**LEGEND**

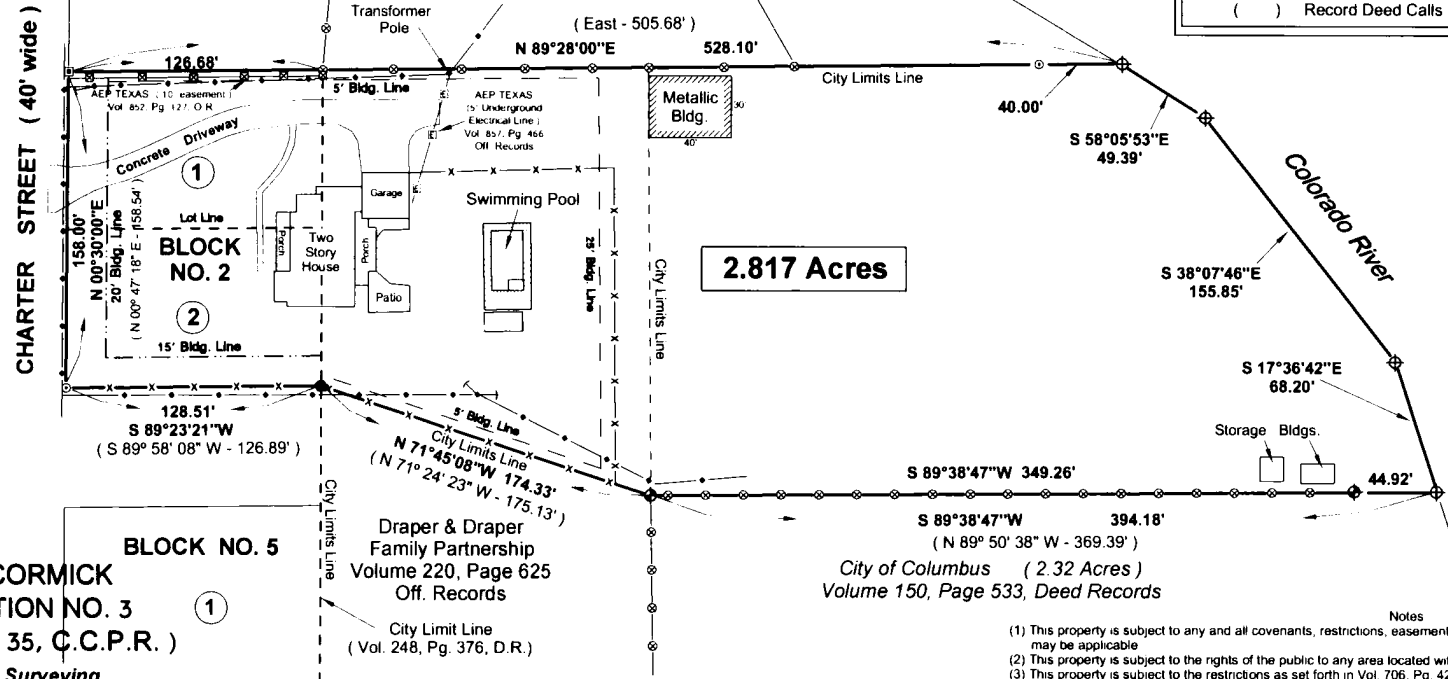
- ½" Iron Rod Found
- ½" Iron Rod set
- ⊠ Chain-link Fence Corner
- ⊞ Board Fence
- ⊕ Chain-link Fence
- ⊙ Point on West River Bank
- ⊞ 3"x 3" Concrete Marker
- X-X- Wire Fence
- ( ) Record Deed Calls

**Scale 1" = 60'**  
**November 12, 2019**  
**File Name:**  
**Lori.ZAK**



Lori Cloat  
Called Lot 8 -  
McCormick Addition 1  
Volume 886, Page 163  
Off. Records

Steffani Yeates  
Volume 809, Page 93  
Official Records



**9**  
**BLOCK NO. 1**

**2**  
**BLOCK NO. 2**

**2.817 Acres**

**4**  
**BLOCK NO. 4**  
**McCORMICK ADDITION NO. 3**  
**(Slide No. 35, C.C.P.R.)**

**1**  
**BLOCK NO. 5**

Draper & Draper  
Family Partnership  
Volume 220, Page 625  
Off. Records

City of Columbus (2.32 Acres)  
Volume 150, Page 533, Deed Records

**Rau Surveying**  
1276 Hwy. 71  
P.O. Box 692 Columbus, Texas 78934  
Phone: (979) 732-8494 Fax: (979) 732-6468  
Firm No. 10162600

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.

Survey Plat of a 2.817 acre tract of land situated in the McCormick Addition No. 3 and the Elizabeth Tumlinson Survey, which is partially within the city limits of the City of Columbus, and being that same land described as 2.608 acres in Deed dated March 19, 2019 from Lori Lyn Meyer to Lori Lyn Meyer, et vir, Rodney Wayne Meyer, recorded in Volume 891, Page 471, Colorado County Official Records.

Darrell D. Rau  
Registration No. 4173

- Notes**
- (1) This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
  - (2) This property is subject to the rights of the public to any area located within a public roadway, street or alley.
  - (3) This property is subject to the restrictions as set forth in Vol. 706, Pg. 428, Off. Records.
  - (4) This survey is valid for this transaction only.
  - (5) This property is subject to the Zoning ordinances, regulations, building lines, utility easements as imposed by the City of Columbus.
  - (6) Title information was furnished by Stewart Title as per Commitment GF No. 533049, effective date Oct. 1, 2019. The following matters are listed under Schedule B of said commitment:
    - (a) Those easements as recorded in Volume 110, Page 410, Deed Records & Volume 231, Page 237, Deed Records. (Do not affect the subject property.)
    - (b) Easements recorded in Vol. 13, Pg. 471, B & W Records & Volume 139, Page 537, Deed Records. (Blanket type easements with no locative descriptions)
    - (c) Easements to AEP TEXAS as recorded in Vol. 852, Pg. 127, O.R. & Vol. 857, Pg. 466, O.R. (Do affect subject property as shown on survey plat)
  - (7) Property description to accompany this plat.

STATE OF TEXAS

COUNTY OF COLORADO

**Land Description**  
**2.817 Acres**

**BEING** a tract or parcel containing 2.817 acres of land situated in the McCormick Addition No. 3 and the Elizabeth Turninson Survey, which is partially within the city limits of the City of Columbus, and being that same land described as 2.608 acres in Deed dated March 19, 2019 from Lori Lyn Meyer to Lori Lyn Meyer, et vir, Rodney Wayne Meyer, recorded in Volume 891, Page 471, Colorado County Official Records. Said 2.817 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3" x 3" concrete marker found on the East line of Charter Street for the Northwest corner of Lot No. 1 in Block 2 of the McCormick Addition No. 3 (Slide 35, C.C.P.R.), the Northwest corner of the original 2.608 acre tract and the Northwest corner of the herein described tract and being the Southwest corner of the Lori Cloat called Lot 8 of the McCormick Addition No. 1 as described in Volume 886, Page 163, Official Records;

**THENCE** along the North line of Lot No. 1 and the North line of the original 2.608 acre tract, common with the South line of the Lori Cloat called Lot 8 and the South line of the Steffani Yeates tract as described in Volume 809, page 93, Official Records, N 89°28'00" E, at 126.68 feet passing a chain-link fence corner found for the Northeast corner of said Lot 1 and the common corner of the Lori Cloat tract and the Steffani Yeates tract, continuing along an existing chain-link fence, at 488.10 feet passing a 1/2" iron rod set for reference corner, in all a total distance of 528.10 feet to a point on the Westerly bank of the Colorado River for the Northeast corner of the herein described tract;

**THENCE** along the Westerly bank of said Colorado River, the following calls:

- S 58°05'53" E a distance of 49.39 feet, and
- S 38°07'46" E a distance of 155.85 feet, and
- S 17°36'42" E a distance of 68.20 feet to a point for the Southeast corner of the herein described tract and being the Northeast corner of the City of Columbus sewage disposal plant site containing 2.32 acres as described in Volume 150, Page 533, Deed Records;

**THENCE** along the Northerly line of the City of Columbus 2.32 acre tract, S 89°38'47" W, at 44.92 feet passing a 3" chain-link fence corner, continuing along a chain-link fence, in all a total distance of 394.18 feet to a chain-link fence corner found for the Northwest corner of said Columbus 2.32 acre tract and being an angle corner of the original 2.608 acre tract and the herein described tract, also being a corner of the Draper & Draper Family Partnership tract as described in Volume 220, Page 625, Official Records;

**THENCE** continuing along an existing fence, being the common boundary between the original 2.608 acre tract and the Draper Family tract, N 71°45'08" W a distance of 174.33 feet to a 1/2" iron rod found for the Southeast corner of Lot 2 at the dead-end of Tait Street and being an angle point of the herein described tract;

**THENCE** continuing now along the North line of Tait Street and the South line of Lot 2, S 89°23'21" W a distance of 128.51 feet to a 1/2" iron rod set at its intersection with the East line of Charter Street for the Southwest corner of Lot 2 and the Southwest corner of the herein described tract, also being N 89°36'00" E a distance of 40.00 feet from a 3" x 3" concrete marker found for the Southeast corner of Lot 9 in Block 9 of said McCormick Addition No. 3;

**THENCE** along the East line of Charter Street and the West line of Lots 1 & 2 in Block No. 2 of said McCormick Addition No. 3, N 00°30'00" E (Basis of Bearings – Record Plat Call) a distance of 158.00 feet to the **POINT OF BEGINNING**, containing 2.817 acres of land.

Notes:

- (1) A survey plat to accompany this description.

Date: November 12, 2019

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Darrell D. Rau  
Registered Professional Land Surveyor  
Registration No. 4173  
Firm No. 10162600