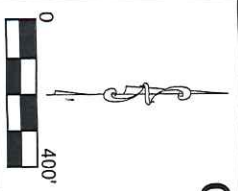


# COLORADO COUNTY, TEXAS

## GEORGE W. WRIGHT SURVEY

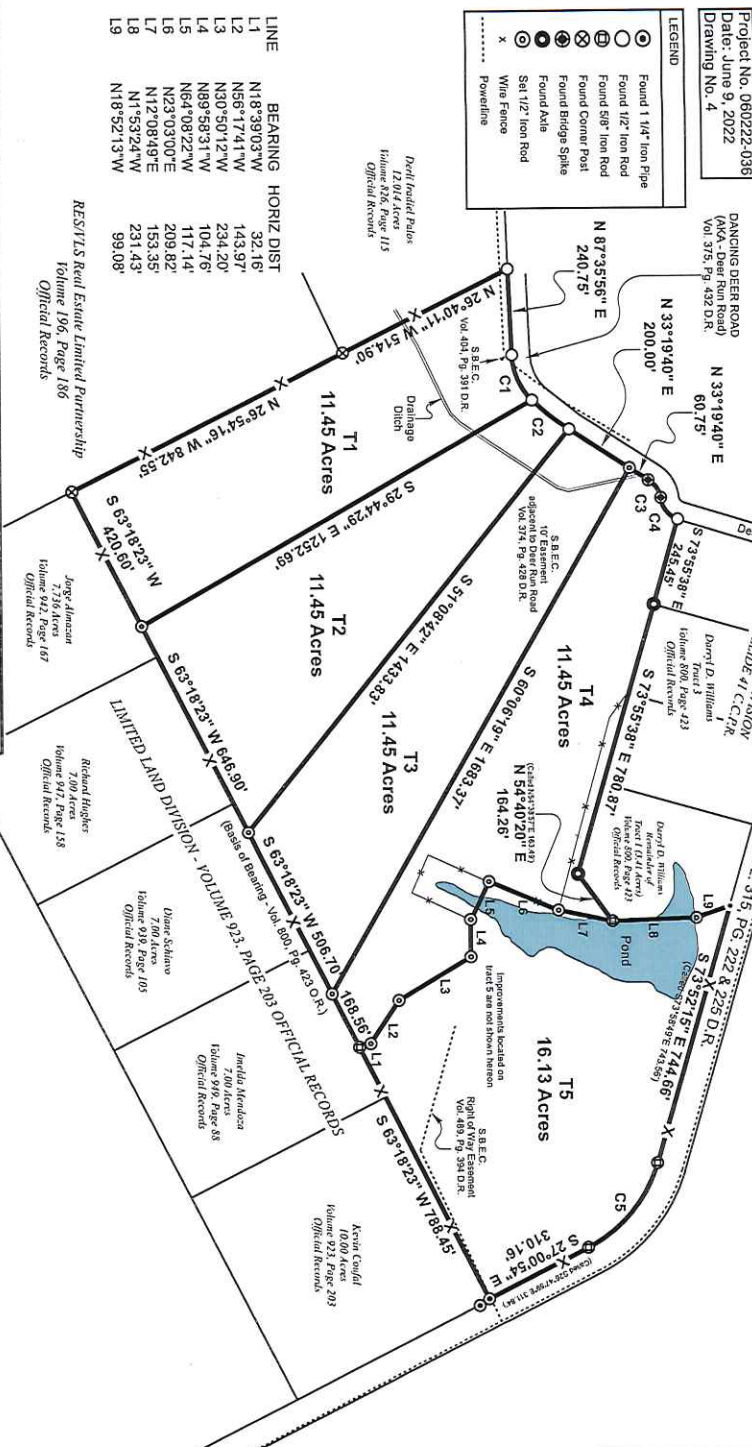
### ABSTRACT NO. 583

CURVE	BEARING	HORIZ DIST	RADIUS	ARC
C1	N66°25'25"E	137.65'	190.00'	140.85'
C2	N38°57'08"E	131.73'	630.00'	131.97'
C3	N55°11'33"E	60.61'	70.00'	62.68'
C4	N52°49'09"E	76.27'	70.00'	80.66'
C5	S50°24'44"E	303.27'	380.58'	311.93'



Project No. 060222-036  
 Date: June 9, 2022  
 Drawing No. 4

- LEGEND**
- Found 1 1/4" Iron Pipe
  - Found 1/2" Iron Rod
  - Found 5/8" Iron Rod
  - ⊗ Found Corner Post
  - ⊗ Found Bridge Spike
  - ⊗ Found Axle
  - ⊗ Set 1/2" Iron Rod
  - Wire Ferris
  - ⊗ Powerline



**LINE**

LINE	BEARING	HORIZ DIST
L1	N18°39'03"W	32.16'
L2	N56°17'41"W	143.97'
L3	N30°50'12"W	234.20'
L4	N89°58'31"W	104.76'
L5	N64°09'22"W	117.14'
L6	N23°03'00"E	209.82'
L7	N12°08'49"E	133.35'
L8	N1°53'24"W	231.43'
L9	N18°52'13"W	99.08'

**RESULTS Reel Estate Limited Partnership**  
 Volume 106, Page 186  
 Official Records

**Jorge Alvaraz**  
 Volume 239, Page 167  
 Official Records

**Richard Hughes**  
 Volume 239, Page 158  
 Official Records

**Diane Schiano**  
 Volume 938, Page 105  
 Official Records

**Imelda Mendonca**  
 Volume 995, Page 58  
 Official Records

**Krista Coufal**  
 Volume 1089, Page 302  
 Official Records

Survey plat of the division of a 61.93 acre tract of land in the George W. Wright Survey, Abstract No. 583, in Colorado County, Texas. Said 61.93 acre tract being that same land described as 62.00 acres in Deed dated December 17, 2020, from Darryl D. Williams to William Hendrik Burger and recorded in Volume 947, Page 783 of the Colorado County Official Records.

Traverse P.C.

This survey was performed without the benefit of a title commitment. This property is subject to the assessments, restrictions, covenants, and conditions, which may be applicable, including, but not limited to those listed in the current Vesting Deed, and shown hereon where applicable. This property is subject to the rights of the public to any area located within a public roadway, street, or alley. All fences are shown in their approximate location. This survey was performed without the benefit of an abstract of title. This is a boundary survey only with the exception of those improvements or easements visible on the ground at the time of survey or listed in Volume 947, Page 783 of the Colorado County Official Records. All original rights 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 William H. Burger only, and shall not be used for any further conveyance or transaction without verification by Texas Land Systems. This survey is considered an unofficial document unless having an original signature and seal of surveyor. By the acceptance and use of this document, you hereby acknowledge that you have read, understand and agree with the above notes.



**TEXAS LAND SYSTEMS**  
 Surveying & Mapping  
 3554 FM 109 Columbus, Texas 78934  
 Phone: (979) 732-2086  
 Firm Registration No. 10193708

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

TEXAS LAND SYSTEMS  
Surveying & Mapping

STATE OF TEXAS

PROJECT NO. 060222-036

COUNTY OF COLORADO

DATE: JUNE 9, 2022

**TRACT NO. 5**

*Being a 16.13 acre tract of land located in the George W. Wright Survey, Abstract No. 583 in Colorado County, Texas; and being a part or portion of that land described as 62.00 acres in Deed dated December 17, 2020 from Darryl D. Williams to Willem Hendrick Burger, recorded in Volume 947, Page 783 of the Colorado County Official Records, to which reference is made for all purposes; said 16.13 acre tract being more particularly described by metes and bounds as follows:*

**BEGINNING** at a 1 ¼" iron pipe found in the West line of Forest Oaks Drive (Vol. 315, Pg. 222 D.R.) for the East corner of the parent tract, same being the East corner of the herein described tract.

**THENCE S63°18'23"W** (Basis of Bearing ) a distance of **788.45 feet** to a 5/8" iron rod found in the North line of a 7.00 acre tract of land conveyed to Imelda Mendoza in Volume 949, Page 88 of the Colorado County Official Records. Said iron rod being the South corner of the herein described tract.

**THENCE** the following courses and distances;

- **N18°39'03"W** a distance of **32.16 feet**
- **N56°17'41"W** a distance of **143.97 feet** to a ½" iron rod set,
- **N30°50'12"W** a distance of **234.20 feet** to a ½" iron rod set,
- **N89°58'31"W** a distance of **104.76 feet** to a ½" iron rod set,
- **N64°08'22"W** a distance of **117.14 feet** to a ½" iron rod set,
- **N23°03'00"E** a distance of **153.52 feet** to a ½" iron rod set,
- **N21°54'26"E** a distance of **209.82 feet** to a ½" iron rod set,
- **N12°08'49"E** a distance of **153.35 feet** to a ½" iron rod set,
- **N01°53'24"W** a distance of **231.43 feet** to a ½" iron rod set,
- **N18°52'13"W** a distance of **99.08 feet** to a point in Forest Oaks Drive for the Northeast corner of the Remainder of Tract 1 (3.41) acres conveyed to Darryl D. Williams in Volume 800, Page 423 of the Colorado County Official Records, same being the Northwest corner of the herein described tract.


**THENCE** with the South line of Forest Oaks Drive, **S73°52'15"E** a distance of **744.66** to a 5/8" iron rod found for the start of a curve to the right.

**THENCE S50°24'44"E** along a curve to the right having a radius of 380.58 feet and arc distance of **311.93 feet** to a 5/8" iron rod found at the end of said curve.

**THENCE** continuing with said road, **S27°00'54"E** a distance of **310.16** to the **PLACE OF BEGINNING** containing 16.13 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



**TEXAS LAND SYSTEMS**  
**Surveying & Mapping**

STATE OF TEXAS

PROJECT NO. 060222-036

COUNTY OF COLORADO

DATE: JUNE 9, 2022

**TRACT NO. 4**

*Being an 11.45 acre tract of land located in the George W. Wright Survey, Abstract No. 583 in Colorado County, Texas; and being a part or portion of that land described as 62.00 acres in Deed dated December 17, 2020 from Darryl D. Williams to Willem Hendrick Burger, recorded in Volume 947, Page 783 of the Colorado County Official Records, to which reference is made for all purposes; said 11.45 acre tract being more particularly described by metes and bounds as follows:*

**BEGINNING** at a ½" iron rod found in the South line of Dancing Deer Road (Also known as Deer Run Road – Vol. 375, Pg. 432 D.R.) for the Southwest corner of Tract 46 of the Forest Oaks Subdivision Section 2 as recorded in Slide 41 of the Colorado County Plat Records.

**THENCE** with the South line of said subdivision, **S73°55'38"E** passing an axle found for the common corner of Tract 46 and 47 at a distance of **245.45 feet** and continuing **780.87 feet** for a total distance of 1026.32 feet to an axle found for an interior corner of the parent tract.

**THENCE N54°40'20"E** a distance of **164.26** to a 5/8" iron rod found for angle point.

**THENCE** diverging from the parent tract, with the common line of Tract 5 this day surveyed the following courses and distances;

- **S12°08'49"W** a distance of **153.35 feet** to a ½" iron rod set,
- **S23°03'00"W** a distance of **209.82 feet** to a ½" iron rod set,
- **S64°08'22"E** a distance of **117.14 feet** to a ½" iron rod set,
- **S89°58'31"E** a distance of **104.76 feet** to a ½" iron rod set,
- **S30°50'12"E** a distance of **234.20 feet** to a ½" iron rod set,
- **S56°17'41"E** a distance of **143.97 feet** to a ½" iron rod set,
- **S18°39'03"E** a distance of **32.16 feet** to a 5/8" iron rod found in the North line of a 7.00 acre tract of land conveyed to Imelda Mendoza in Volume 949, Page 88 of the Colorado County Official Records, same being the East corner of the herein described tract.

**THENCE S63°18'23"W** (Basis Of Bearing ) a distance of **168.56 feet** to a ½" iron rod set for the Southeast corner of Tract 3 this day surveyed, same being the Southwest corner of the herein described tract.


**THENCE N60°06'19"W** a distance of **1683.37 feet** to a ½" iron rod set in the South line of Dancing Deer Road for the North corner of Tract 3 this day surveyed, same being the West corner of the herein described tract.

**THENCE** with the South line of Dancing Deer Road:

- **N33°19'40"E** a distance of **60.75** to a found bridge spike.
- **N55°11'33"E** along a curve to the right having a radius of 70.00 feet and arc distance of **62.68 feet** to a found bridge spike.
- **N52°49'09"E** along a curve to the left having a radius of 70.00 feet and arc distance of **80.66 feet** to the **PLACE OF BEGINNING** containing 11.45 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



TEXAS LAND SYSTEMS  
Surveying & Mapping

STATE OF TEXAS

PROJECT NO. 060222-036

COUNTY OF COLORADO

DATE: JUNE 9, 2022

**TRACT NO. 3**

*Being an 11.45 acre tract of land located in the George W. Wright Survey, Abstract No. 583 in Colorado County, Texas; and being a part or portion of that land described as 62.00 acres in Deed dated December 17, 2020 from Darryl D. Williams to Willem Hendrick Burger, recorded in Volume 947, Page 783 of the Colorado County Official Records, to which reference is made for all purposes; said 11.45 acre tract being more particularly described by metes and bounds as follows:*

**COMMENCING** ½" iron rod found in the South line of Dancing Deer Road for the Northwest corner of the parent tract, same being the Northwest corner of Tract 1 this day surveyed. Said iron rod also being the Northeast corner of that 12.014 acre tract of land conveyed to Derli Iradiel Palos in Volume 826, Page 115 of the Colorado County Official Records.

**THENCE** with the South line of Dancing Deer Road (Also known as Deer Run Road – Vol. 375, Pg. 432 D.R.) **N87°35'56"E** a distance of **240.75 feet** to a found ½" iron rod.

**THENCE** continuing with the South line of said road, **N66°25'25"E** along a curve to the left having a radius of 190.00 feet and arc distance of 140.85 feet to a found ½" iron rod for a point of compound curve in said road, same being a common corner of Tract 1 and 2 this day surveyed.

**THENCE N38°57'08"E** along a curve to the left having a radius of 630.00 feet and arc distance of **131.97 feet** to a found ½" iron rod at the end of said curve. Said iron rod also being Northeast corner of Tract 2 this day surveyed, same being the Northwest corner and **POINT OF BEGINNING** of the herein described tract.

**THENCE** with the South line of Dancing Deer Road, **N33°19'40"E** a distance of **200.00 feet** to a ½" iron rod set for the Northeast corner of the herein described tract, same being the Northwest corner of Tract 4 this day surveyed.

**THENCE** diverging from said road, **S60°06'19"E** a distance of **1683.37** to a ½" iron rod set in the North line of a 7.00 acre tract of land conveyed to Imelda Mendoza in Volume 949, Page 88 of the Colorado County Official Records for the Southeast corner of the herein described tract.

**THENCE S63°18'23"W** (Basis Of Bearing) a distance of **506.70 feet** to a ½" iron rod set for the Southwest corner of the herein described tract.

**THENCE N51°08'42"E** a distance of **1433.83 feet** to the **PLACE OF BEGINNING** containing 11.45 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



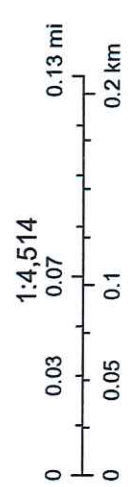
# 1218 Forest Oaks Drive - 39.03 ac. 2 homes



*Black Outline is +/- 39.03 acres.*

3/24/2026, 3:50:53 PM

- Parcels
- Abstracts
- Streets
- Flood Hazard Area
- A - Areas with a 1% annual chance of flooding.



© OpenStreetMap (and) contributors, CC-BY-SA

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.  
Colorado Central Appraisal District, BIS Consulting - www.bisconsulting.com