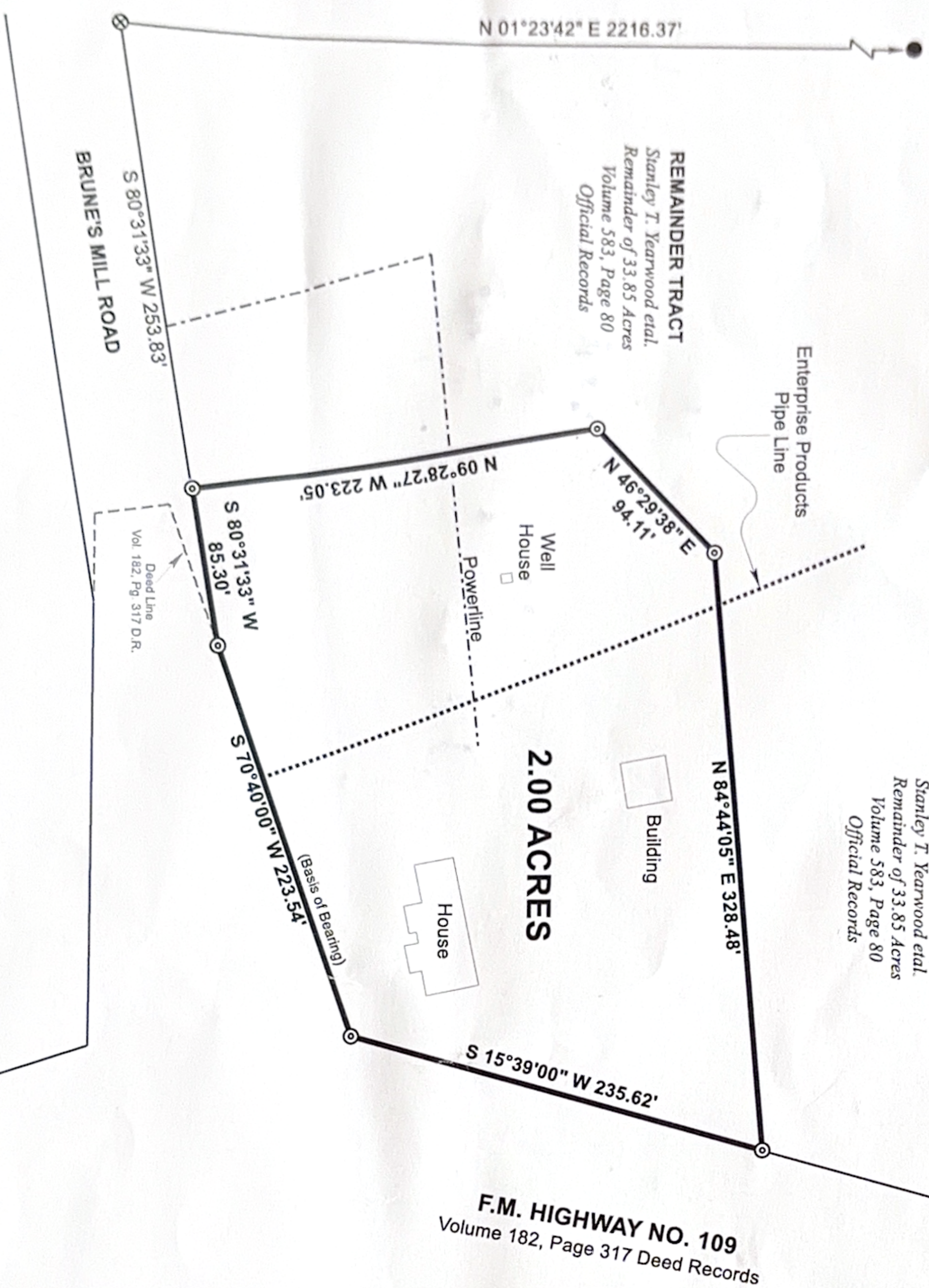
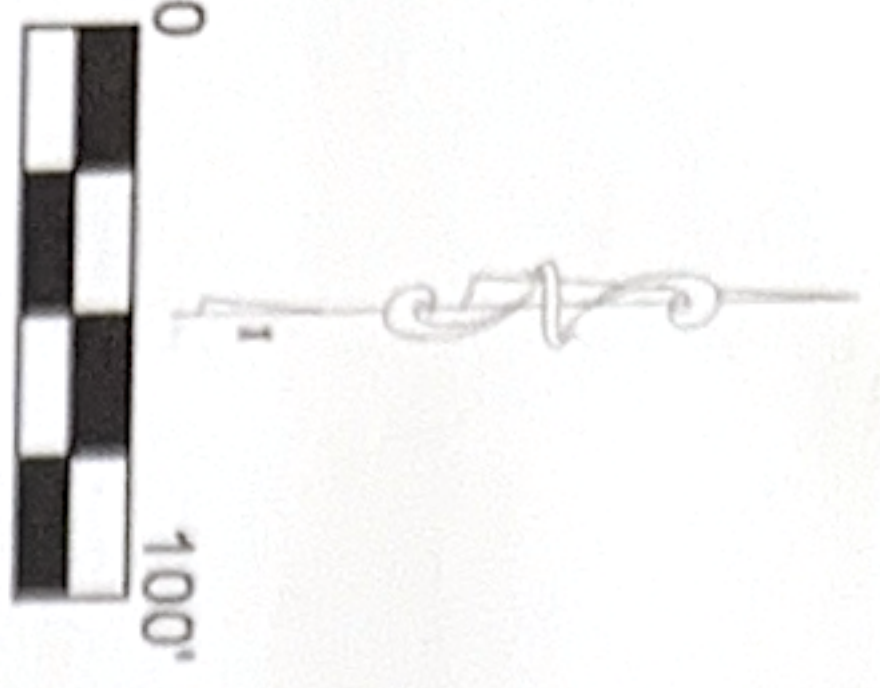


COLORADO COUNTY, TEXAS

JAMES CUMMINS SURVEY

ABSTRACT NO. 12

LIMITED LAND DIVISION



Stanley T. Yearwood et al.
Remainder of 33.85 Acres
Volume 583, Page 80
Official Records

Survey plat of a 2.00 acre tract in the James Cummins Survey, Abstract No. 12, in Colorado County, Texas; and being a part or portion of that land conveyed to Stanley T. Yearwood et al in Gift Deed dated February 22, 2008 recorded in Volume 583, Page 80 of the Colorado County Official Records

Project No. 041221-027
Date: May 20, 2021
Address: 3505 Brunes Mill Road

LEGEND	
	Set 1/2" Iron Rod
	Corner Post
	Found 3/8" Iron Rod

Notes
This survey was performed without the benefit of a title commitment.

This property is subject to the easements, restrictions, covenants, and conditions, which may be 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.

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 and depictions produced. No part of this document may be reproduced or altered.

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, RPLS 6337

No portion of this land division lies within the boundaries of the 100 year flood plain as delineated on the FEMA Flood Insurance Rate Map of Colorado County, Community Panel #48089C0260D, dated February 4, 2011.

TEXAS LAND SYSTEMS
Surveying & Mapping

STATE OF TEXAS
COUNTY OF COLORADO

PROJECT NO. 041221-027

DATE: MAY 20, 2021

Being a 2.00 acre tract of land located in the James Cummins Survey, Abstract No. 12 in Colorado County, Texas; and being a part or portion of that land conveyed to Stanley T. Yearwood et al dated February 22, 2008 and recorded in Volume 583, Page 80 of the Colorado County Official Records, to which reference is made for all purposes; said 2.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod set in the North line of Bruner Mill Road for the Southwest corner of the herein described tract, from which a corner post found for the Southwest corner of the parent tract, bears S80°31'33"W a distance of 253.83 feet.

THENCE N09°28'27"W a distance of **223.05 feet** to a ½" iron rod set for the Northwest corner of the herein described tract.

THENCE N46°29'38"E a distance of **94.11 feet** to a ½" iron rod set for angle point in the North line of the herein described tract.

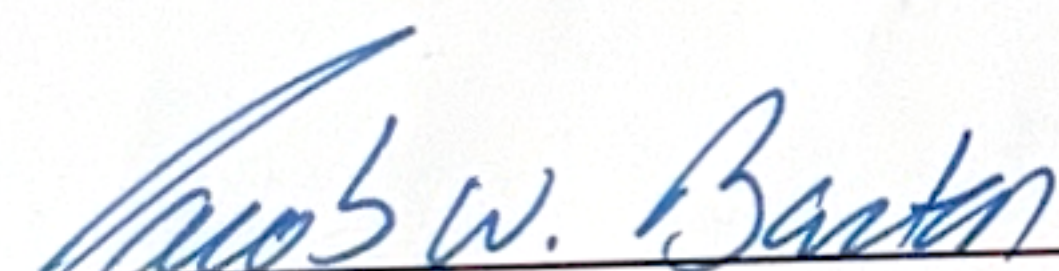
THENCE N84°44'05"E a distance of **328.48 feet** to a ½" iron rod set in the West line of F.M. Highway No. 109, for the Northeast corner of the herein described tract.

THENCE with the West and North line of F.M. Highway No. 109 (Volume 182, Page 317 Deed Records) the following courses and distances;

- **S15°39'00"W** a distance of **235.62 feet** to a ½" iron rod set,
- **S70°40'00"W** a distance of **223.54 feet** to a ½" iron rod set,
- **S80°31'33"W** a distance of **85.30 feet** to the **PLACE OF BEGINNING** containing 2.00 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

