

(Second
 67' X 133'
 Deed 551/327
 Records
 Kado Powell &
 551/327 Anita Spms
 (First Tract-67' X 133'
 (Southeast 140)
 (N60°08'40W 13300')
 N57°55'55W 13882'

Tiffany
 Jennifer
 Ttract
 75 X
 Bl 00 X
 & 501/62
 123/61
 Official
 Records

[illegible]

NOTE: There are NO records found with the Colorado County Clerk that identifies the lots in Block 62, in the City of Eagle Lake.

LEGEND

- 1/2" Iron Rod Found
- ⊗ 5/8" Iron Rod Found
- Concrete Monument Found
- ⊗ 3 " Axle Found
- ⊗ 2 " Iron Pipe Found
- 1/2" Iron Rod Set

**SURVEY
MAP OF:**

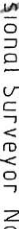
0.665 ACRES OF
LAND OUT OF THE
G.W. WHITE SURVEY,
ABSTRACT NO. 610, IN
COLORADO COUNTY, TEXAS,
AND BEING A PORTION OF
BLOCK 62, OF THE CITY OF
EAGLE LAKE, A SUBDIVISION IN
COLORADO COUNTY, TEXAS, ACCOR-
DING TO THE MAP OR PLAT THEREOF,
RECORDED IN VOLUME 38 PAGE 56 OF
THE DEED RECORDS OF COLORADO COU-
NTY, TEXAS, AND BEING THAT SAME (150' X
200') TRACT OF LAND CONVEYED TO ERNEST
LEMONS AND VERA LEMONS IN A DEED AS
RECORDED IN VOLUME 454 PAGE 380 OF THE
DEED RECORDS OF COLORADO COUNTY, TEXAS.
LOCATED AT 500 EAST DAVITT STREET.

THE STATE OF TEXAS x
COUNTY OF FAYETTE x

TO: Zenith Capital, Catalyst Funding, LLC,
Alamo Title Company (G.F. No. ATCH-70F-ATCH2114453)

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property has access to and from a dedicated road. This property is located in Zone X (other areas--areas determined to be outside the 1% annual chance of flood) according to the Federal Emergency Management Agency Flood Insurance Rate Map 48085-04-000. Dated February 4, 2011, 2:15 PM. THIS the 21ST day of JANUARY, A.D. 2022.

BY
Timothy D Hearitage
Reg Professional Surveyor No 5036

A circular seal for Timothy D. Hearitage, a Professional Surveyor in the State of Texas. The seal features a five-pointed star in the center, surrounded by the words "PROFESSIONAL SURVEYOR" and "STATE OF TEXAS". The name "TIMOTHY D. HEARITAGE" and the number "5036" are also inscribed within the seal.

HEARITAGE SURVEYING
727 West Point Loop, West Point, Texas 78963
(979)242-3485 C 229028

SEE ACCOMPANYING FIELD NOTE DESCRIPTION

HEARITIGE SURVEYING CO.

727 West Point Loop, West Point, Texas 78963

(979)242-3485 C 229028

C 229028

SCALE 1" = 60'

Rosa Miriam Benitez
 Lot 13
 899/234 Official Records
 137/602

LAKE

CONNOR AVENUE

Tim D. Heavridge R.P.L.S. No. 5036
727 West Point Loop, West Point Texas 78663
Phone No. (979) 242-3485

Phone No. (979) 242-3485

\$1000.00

\$ 67.50

\$1067.50

229028

HEARITIGE SURVEYING, CO.

TIM. D. HEARITIGE
727 West Point Loop
West Point, Texas 78963
Registered Professional Land Surveyor No. 5036
Licenced State Land Surveyor
Phone (979)242-3485

January 26, 2022

FIELD NOTE DESCRIPTION OF 0.665 ACRES OF LAND OUT OF THE G.W. WHITE SURVEY, ABSTRACT NO. 610, IN COLORADO COUNTY, TEXAS, AND BEING A PORTION OF BLOCK 62, OF THE CITY OF EAGLE LAKE, A SUBDIVISION IN COLORADO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 38 PAGE 56, OF THE DEED RECORDS OF COLORADO COUNTY, TEXAS, AND BEING THAT SAME (150' X 200') TRACT OF LAND CONVEYED TO ERNEST LEMONS AND VERA LEMONS IN A DEED AS RECORDED IN VOLUME 454 PAGE 380 OF THE DEED RECORDS OF COLORADO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3" axle found in the northeasterly right-of-way line of East Davitt Street, being in the southwesterly line of Block 62, of the City of Eagle Lake, and being at the most southerly corner (as found staked on the ground) of that certain (150' X 200') tract of land conveyed to Ernest Lemons and Vera Lemons in a deed as recorded in Volume 454 Page 380 of the Deed Records of Colorado County, Texas, and being at the most westerly corner (as found staked on the ground) of that certain tract of land conveyed to Pinkie Jackson in a divorce decree recorded in Volume 10 Page 418 of the District Court Records of Colorado County, Texas, and being that same tract of land described in Volume 118 Page 192 of the Deed Records of Colorado County, Texas, and from which a 5/8" iron rod found bears S 58 deg. 38' 04" E 45.80 feet, and from that iron rod a 1/2" iron rod found bears S 57 deg. 35' 03" E 49.97 feet, and from that iron rod a concrete monument found bears S 57 deg. 51' 27" E 149.80 feet, THENCE, with the northeasterly right-of-way line of East Davitt Street, and the southwesterly line of the Jackson tract, N 58 deg. 05' 19" W 146.85 feet to a 3" axle found at the most westerly corner of the Jackson tract (as found staked on the ground), being at the most southerly corner of a Church tract, and being for the most westerly corner of this tract, and from which a 1/2" iron rod found bears N 57 deg. 59' 38" W 109.37 feet, and from that iron rod another 1/2" iron rod found bears N 58 deg. 08' 06" W 75.00 feet, and from that iron rod another 1/2" iron rod found bears N 57 deg. 55' 55" W 138.82 feet,

THENCE, leaving the northeasterly right-of-way line of East Davitt Street, and with the northwesterly line of the Jackson tract (as found staked on the ground), N 35 deg. 33' 30" E 97.88 feet to a 3/4" iron rod found at the most easterly corner of the Church tract, and N 35 deg. 35' 17" E 114.25 feet to a 3" axle found at the most northerly corner of the Jackson tract (as found staked on the ground) being in the southwesterly line of that certain (3.32 acre) tract of land conveyed to Andy Ray Magnum and Neelee Gayle Magnum in a deed as recorded in Volume 814 Page 359 of the Official Records of Colorado County, Texas, and being for the most northerly corner of this tract,

THENCE, with the northeasterly line of the Jackson tract, (as found staked on the ground) S 46 deg. 52' 57" E 16.58 feet to a 5/8" iron rod found at a southerly corner of the Magnum tract, S 44 deg. 17' 26" E 22.94 feet to a 2" pipe found at the base of a fence corner, and S 47 deg. 47' 23" E 108.59 feet to a 3" axle found, being for the most easterly corner of the Jackson tract (as found staked on the ground), and being for the most easterly corner of this tract, THENCE, with the southeasterly line of the Jackson tract, (as found staked on the ground) S 35 deg. 40' 46" W 183.99 feet to the PLACE OF BEGINNING, in all containing 0.665 acres of land.

BY:

SURVEYED: January 21, 2022

Timothy D. Hearitige
Registered Professional Land Surveyor No. 5036



see accompanying map no. C 229028