

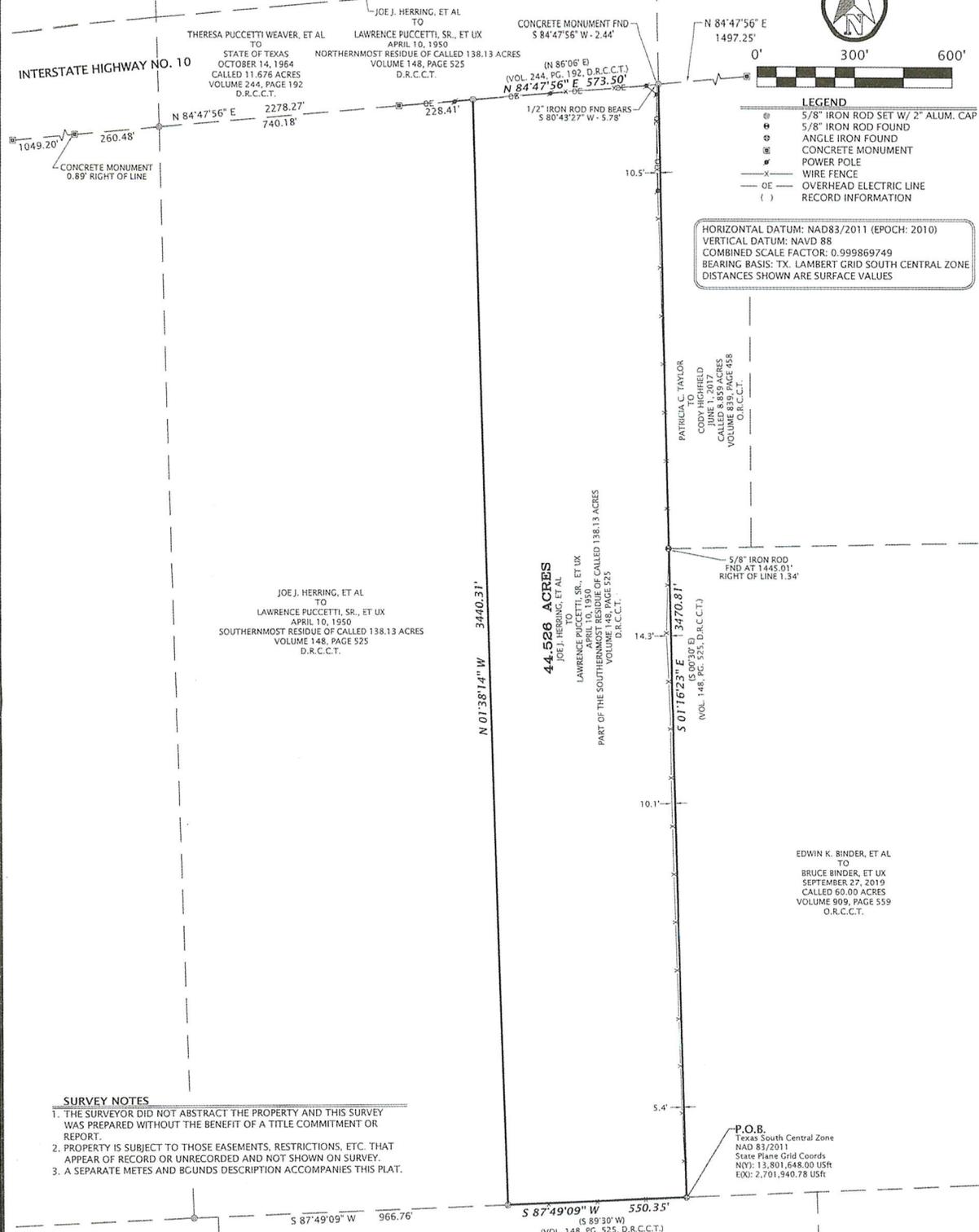
COLORADO COUNTY, TEXAS
ALFRED KELSO LEAGUE
ABSTRACT NO. 368



LEGEND

- ⊙ 5/8" IRON ROD SET W/ 2" ALUM. CAP
- ⊙ 5/8" IRON ROD FOUND
- ⊙ ANGLE IRON FOUND
- ⊙ CONCRETE MONUMENT
- ⊙ POWER POLE
- X — WIRE FENCE
- OE — OVERHEAD ELECTRIC LINE
- () RECORD INFORMATION

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
 VERTICAL DATUM: NAVD 88
 COMBINED SCALE FACTOR: 0.999869749
 BEARING BASIS: TX, LAMBERT GRID SOUTH CENTRAL ZONE
 DISTANCES SHOWN ARE SURFACE VALUES



- SURVEY NOTES**
1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR REPORT.
 2. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.
 3. A SEPARATE METES AND BCUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

SURVEYOR CERTIFICATION
 THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON MARCH 1-3, 2022 AND MARCH 16, 2022 AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

S.W. Freudensprung 4/20/2022
 FOR FSC, INC.
 BY: S.W. FREUDENSPRUNG, RPLS
 TEXAS REGISTRATION NO. 5260



SURVEY PLAT OF A 44.526 ACRE TRACT
ALFRED KELSO LEAGUE, A-368
COLORADO COUNTY, TEXAS

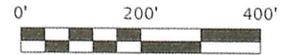
DATE: 04/19/2022
 DRAWN BY: CMF
 CHECKED BY: SWF
 FIELD CREW: CTH/CFH
 PROJECT NO: 2022020282
 COUNTY: COLORADO
 SCALE: 1" = 300'
 SHEET: 1 OF 1

FSC INC
 SURVEYORS+ENGINEERS

2205 Walnut Street - Columbus, TX 78934
 Ph: 979.732.3114 - Fax: 979.732.5271
 TBPLS FIRM 10000100 - TBPE FIRM 17957
 www.fscinc.net

COLORADO COUNTY, TEXAS
ALFRED KELSO LEAGUE
ABSTRACT NO. 368

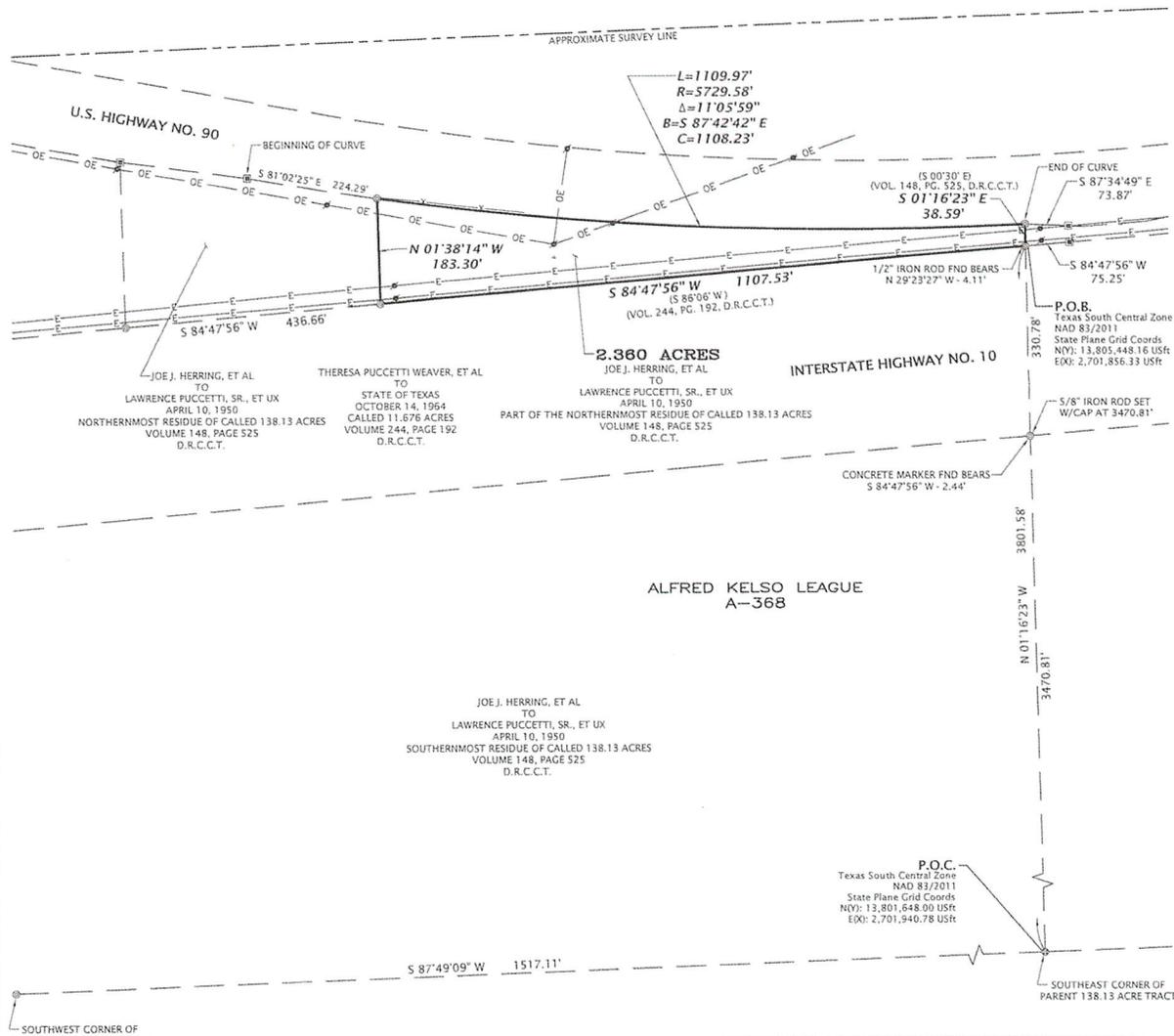
HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
 VERTICAL DATUM: NAVD 88
 COMBINED SCALE FACTOR: 0.999869749
 BEARING BASIS: TX, LAMBERT GRID SOUTH CENTRAL ZONE
 DISTANCES SHOWN ARE SURFACE VALUES



LEGEND

- ⊙ 5/8" IRON ROD SET W/ 2" ALUM. CAP
- ⊕ ANGLE IRON FOUND
- ⊞ CONCRETE MONUMENT
- ⊠ POWER POLE
- ⊕ GUY ANCHOR
- x- WIRE FENCE
- OE- OVERHEAD ELECTRIC LINE
- E- OVERHEAD HIGH VOLTAGE LINE
- () RECORD INFORMATION

ASA TOWNSEND SURVEY
A-557



ALFRED KELSO LEAGUE
A-368

SURVEY NOTES

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3. A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

SURVEYOR CERTIFICATION
 THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON MARCH 1-3, 2022 AND MARCH 16, 2022 AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.



SURVEY PLAT OF A 2.360 ACRE TRACT
ALFRED KELSO LEAGUE, A-368
COLORADO COUNTY, TEXAS

DATE: 04/19/2022
 DRAWN BY: CMF
 CHECKED BY: SWF
 FIELD CREW: CTH/CFH
 PROJECT NO: 202202082
 COUNTY: COLORADO
 SCALE: 1" = 200'
 SHEET: 1 OF 1

FSC INC
 SURVEYORS+ENGINEERS

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S.W. Freudensprung 4/20/2022
 FOR FSC, INC
 BY: S.W. FREUDENSPRUNG, RPLS
 TEXAS REGISTRATION NO. 5260

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I:\PROJECTS\2022\FSC\202202082\DWG\202202082_2_360_ACRE.dwg Apr 19, 2022, 5:37pm

COLORADO COUNTY, TEXAS
ALFRED KELSO LEAGUE, ABSTRACT NO. 368

DESCRIPTION OF A 44.526 ACRE TRACT OF LAND OUT OF THE ALFRED KELSO LEAGUE, ABSTRACT NO. 368, COLORADO COUNTY, TEXAS AND BEING PART OF THE SOUTHERNMOST RESIDUE OF 138.13 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED APRIL 10, 1950 FROM JOE J. HERRING, ET AL TO LAWRENCE PUCCETTI, SR., ET UX, AS RECORDED IN VOLUME 148, PAGE 525, OF THE DEED RECORDS OF COLORADO COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 44.526 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an angle iron found [Grid Coordinates: N 13,801,648.00 USft E 2,701,940.78 USft] in the Northerly line of a called 86.80 acre tract of land described as Tract 1 in a deed dated June 14, 2013 from Estate of Lillie T. Hattermann, Deceased to Helen Albright, as recorded in Volume 756, Page 451, Colorado County Official Records for the Southeast corner of the Southernmost residue of said parent 138.13 acre tract, being the Southwest corner of a called 60.00 acre tract of land described in a deed dated September 27, 2019 from Edwin K. Binder, et al to Bruce Binder, et ux, as recorded in Volume 909, Page 559, Colorado County Official Records;

THENCE South 87° 49' 09" West [called South 86° 30' West, Vol. 148, Pg. 525, D.R.C.C.T.] with the Northerly line of said 86.80 acre tract, being the Southerly line of the Southernmost residue of said parent 138.13 acre tract a distance of 550.35 feet to a 5/8 inch iron rod set w/cap for the Southwest corner of the herein described tract, from which a 5/8 iron rod set w/cap for the Southwest corner of the Southernmost residue of said parent 138.13 acre tract bears South 87° 49' 09" West a distance of 966.76 feet;

THENCE North 01° 38' 14" West across said Southernmost residue of said parent 138.13 acre tract with the Westerly line of the herein described tract a distance of 3440.31 feet to a 5/8 inch iron rod set w/cap in the Southerly line of Interstate Highway No. 10 and being the Southerly line of a called 11.676 acre tract of land described in a deed dated October 14, 1964 from Theresa Puccetti Weaver, et al to State of Texas as recorded in Volume 244, Page 192, Colorado County Deed Records, being the Northerly line of the Southernmost residue of said parent 138.13 acre tract for the Northwest corner of the herein described tract, from which a 5/8 inch iron rod set w/cap for the Northwest corner of the Southernmost residue of said parent 138.13 acre tract, being the Southwest corner of said 11.676 acre tract bears South 84° 47' 56" West at 228.41 feet passing a concrete marker found, continuing for a total distance of 968.59 feet;

THENCE North 84° 47' 56" East [called North 86° 06' East, Vol. 244, Pg. 192, D.R.C.C.T.] with the Southerly line of Interstate Highway No. 10 and the Southerly line of said 11.676 acre tract, being the Northerly line of the Southernmost residue of said parent 138.13 acre tract a distance of 573.50 feet to a 5/8 inch iron rod set w/cap for the Northeast corner of the Southernmost residue of said parent 138.13 acre tract, being the Southeast corner of said 11.676 acre tract, also being the Northwest corner of a called 8.859 acre tract of land described in a deed dated June 1, 2017 from Patricia C. Taylor to Cody Highfield, as recorded in Volume 839, Page 458, Colorado County Official Records, from which a concrete marker found bears South 84° 47' 56" West a distance of 2.44 feet, also from which another concrete marker found bears North 84° 47' 56" East a distance of 1497.25 feet;

THENCE South 01° 16' 23" East [called South 00° 30' East, Vol. 148, Pg. 525, D.R.C.C.T.] with the Westerly line of said 8.859 acre tract and the Westerly line of said 60.00 acre tract, being the Easterly line of the Southernmost residue of said parent 138.13 acre tract at 1445.01 feet passing a 5/8 inch iron rod found

1.34 feet right of line, continuing for a total distance of 3470.81 feet to the **POINT OF BEGINNING**, containing **44.526 ACRES** of land, more or less.

1. Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/2011 (EPOCH: 2010)
2. All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.999869749.
3. Any reference to a 5/8" iron rod set w/cap is a 5/8" iron rebar 24" inches long and set with a 2" aluminum cap stamped "FSC INC - TX FIRM #10000100".

This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on March 1-3, 2022 and March 16, 2022.

S.W. Freudensprung
Registered Professional Land Surveyor No. 5260
Project No. 2022020282
Word File: 2022020282_44.526_acre_m&b.docx
ACAD File: 2022020282.dwg

Date: 4/20/2022



S.W. Freudensprung

COLORADO COUNTY, TEXAS
ALFRED KELSO LEAGUE, ABSTRACT NO. 368

DESCRIPTION OF A 2.360 ACRE TRACT OF LAND OUT OF THE ALFRED KELSO LEAGUE, ABSTRACT NO. 368, COLORADO COUNTY, TEXAS AND BEING PART OF THE NORTHERNMOST RESIDUE OF 138.13 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED APRIL 10, 1950 FROM JOE J. HERRING, ET AL TO LAWRENCE PUCETTI, SR., ET UX, AS RECORDED IN VOLUME 148, PAGE 525, OF THE DEED RECORDS OF COLORADO COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 2.360 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an angle iron found [Grid Coordinates: N 13,801,648.00 USft E 2,701,940.78 USft] for the Southeast corner of the Southernmost residue of said parent 138.13 acre tract, from which a 5/8 iron rod set w/cap for the Southwest corner of the Southernmost residue of said parent 138.13 acre tract bears South 87° 49' 09" West a distance of 1517.11 feet;

THENCE North 01° 16' 23" West with the Easterly line of said parent 138.13 acre tract at 3470.81 feet passing a 5/8 inch iron rod set w/cap in the Southerly line of Interstate Highway No. 10 for the Northeast corner of the Southernmost residue of said parent 138.13 acre tract, being the Southeast corner of a called 11.676 acre tract of land described in a deed dated October 14, 1964 from Theresa Puccetti Weaver, et al to State of Texas as recorded in Volume 244, Page 192, Colorado County Deed Records, from which a concrete marker found bears South 84° 47' 56" West a distance of 2.44 feet, continuing across Interstate Highway No. 10 with the Easterly line of said 11.676 acre tract for a total distance of 3801.58 feet to a 5/8 inch iron rod set w/cap [Grid Coordinates: N 13,805,448.16 USft E 2,701,856.33 USft] in the Northerly line of Interstate Highway No. 10 for the Southeast corner and being the **POINT OF BEGINNING** of the herein described tract, from which a 1/2 inch iron rod found bears North 29° 23' 27" West a distance of 4.11 feet, also from which a concrete marker found bears South 84° 47' 56" West a distance of 75.25 feet;

THENCE South 84° 47' 56" West [called South 86° 06' West, Vol. 244, Pg. 192, D.R.C.C.T.] with the Northerly line of Interstate Highway No. 10 and the Northerly line of said 11.676 acre tract, being the Southerly line of the herein described tract a distance of 1107.53 feet to a 5/8 inch iron rod set w/cap for the Southwest corner of the herein described tract, from which a 5/8 inch iron rod set w/cap for the Southwest corner of the Northernmost residue of said parent 138.13 acre tract bears South 84° 47' 56" West a distance of 436.66 feet;

THENCE North 01° 38' 14" West across the Northernmost residue of said parent 138.13 acre tract with the Westerly line of the herein described tract a distance of 183.30 feet to a 5/8 inch iron rod set w/cap on a curve in the Southerly line of U.S. Highway No. 90, being the Northerly line of the Northernmost residue of said parent 138.13 acre tract for the Northwest corner of the herein described tract, from which a concrete marker found at the beginning of said curve bears North 81° 02' 25" West a distance of 224.29 feet;

THENCE along said curve to the left with the Southerly line of U.S. Highway No. 90, being the Northerly line of the Northernmost residue of said parent 138.13 acre tract having an arc length of 1109.97 feet, a radius of 5729.58 feet, a central angle of 11° 05' 59" and a chord bearing of South 87° 42' 42" East a distance of 1108.23 feet to a 5/8 inch iron rod set w/cap at the end of said curve for the Northeast corner of the Northernmost residue of said parent 138.13 acre tract, from which a concrete marker found bears South 87° 34' 49" East a distance of 73.87 feet;

THENCE South 01° 16' 23" East [called South 00° 30' East, Vol. 148, Pg. 525, D.R.C.C.T.] with the Easterly line of the Northernmost residue of said parent 138.13 acre tract a distance of 38.59 feet to the **POINT OF BEGINNING**, containing **2.360 ACRES** of land, more or less.

1. Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/2011 (EPOCH: 2010)
2. All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.999869749.
3. Any reference to a 5/8" iron rod set w/cap is a 5/8" iron rebar 24" inches long and set with a 2" aluminum cap stamped "FSC INC - TX FIRM #10000100".

This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on March 1-3, 2022 and March 16, 2022.

S.W. Freudensprung
Registered Professional Land Surveyor No. 5260
Project No. 2022020282
Word File: 2022020282_2.360_acre_m&b.docx
ACAD File: 2022020282.dwg

Date:

4/20/2022



S.W. Freudensprung