

Tract 2 - San Felipe Rd, Fayetteville
Texas, AC +/-



 Boundary

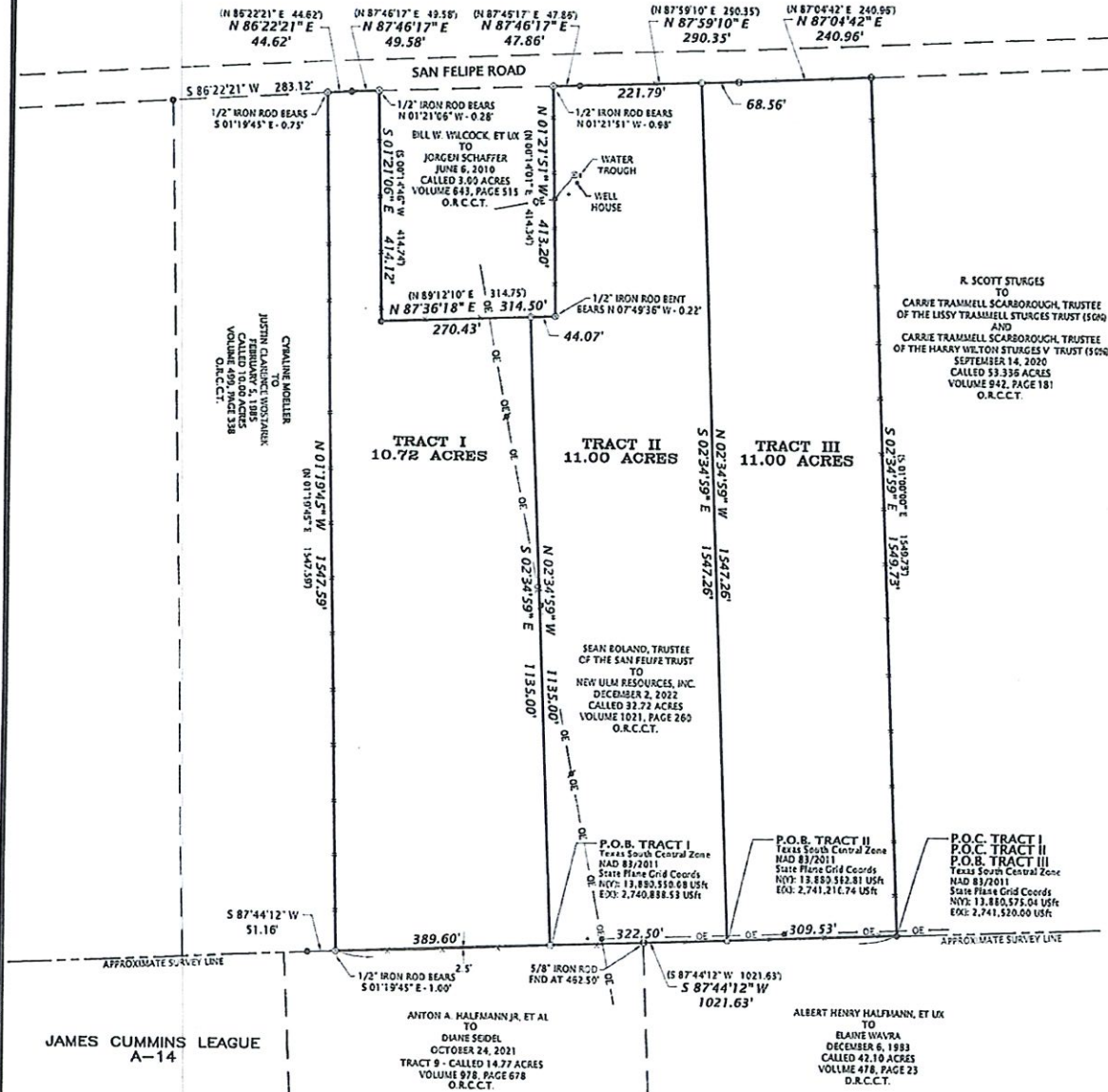
COLORADO COUNTY, TEXAS
HOWARD MCELROY LEAGUE
ABSTRACT NO. 32

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
 VERTICAL DATUM: NAVD 88
 COMBINED SCALE FACTOR: 0.99989703391
 BEARING BASIS: TX. LAMBERT GRID SOUTH CENTRAL ZONE
 DISTANCES SHOWN ARE SURFACE VALUES



LEGEND	
B	5/8" IRON ROD SET W/ 2" ALUM. CAP
8	5/8" IRON ROD FOUND W/CAP
0	1/2" IRON ROD FOUND
0	ELECTRIC METER
#	POWER POLE
+	GUY ANCHOR
-	WIRE FENCE
OE	OVERHEAD ELECTRIC LINE
()	RECORD INFORMATION

HOWARD MCELROY LEAGUE
A-32



SURVEY NOTES

1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND MATTERS OF RECORD SHOWN ARE STRICTLY BASED ON A TITLE COMMITMENT ISSUED ON SEPTEMBER 16, 2022 (EFFECTIVE: SEPTEMBER 7, 2022) BY SELECT TITLE, LLC OF NO. 032218144.
2. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, COVENANTS, ETC. AS PER VOL. 93, PG. 92, D.R.C.C.T., VOL. 839, PG. 200, O.R.C.C.T. AND ANY OTHER THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.
3. A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT FOR ALL THREE TRACTS.

SURVEYOR CERTIFICATION

THIS SURVEY WAS MADE ON THE GROUND ON JANUARY 4, 2023 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

FOR FSC, INC.
 BY: CULLEN D. WEISHUH, RPLS
 TEXAS REGISTRATION NO. 6850

SURVEY PLAT OF TRACT I - TRACT III
HOWARD MCELROY LEAGUE, A-32
COLORADO COUNTY, TEXAS

DATE: 01/19/2023
 DRAWN BY: KAC
 CHECKED BY: COW
 FIELD CADD: PAH/CAF
 PROJECT NO: 2022121842
 COUNTY: COLORADO
 SCALE: 1" = 200'
 SHEET: 1 OF 1

FSC INC
 SURVEYORS & ENGINEERS
 2205 Walnut Street - Columbus, TX 78934
 Ph: 979-732-5114 - Fax: 979-732-5271
 TBPLS FIRM 10000100 - TBPE FIRM 17957
 www.fscinc.net

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 WITH-OUT RED LIGNEE SPA, AND BLUE SIGNATURE OF SURVEYOR

COLORADO COUNTY, TEXAS
HOWARD MCELROY LEAGUE, ABSTRACT NO. 32

TRACT II

DESCRIPTION OF A 11.00 ACRE TRACT OF LAND OUT OF THE HOWARD MCELROY LEAGUE, ABSTRACT NO. 32, COLORADO COUNTY, TEXAS AND BEING PART OF THAT CALLED 32.72 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED DECEMBER 2, 2022 FROM SEAN BOLAND, TRUSTEE OF THE SAN FELIPE TRUST TO NEW ULM RESOURCES, INC., AS RECORDED IN VOLUME 1021, PAGE 260, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 11.00 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found [Grid Coordinates: N 13,880,575.04 USft E 2,741,520.00 USft] in the Northerly line of that called 42.10 acre tract described in the deed dated December 6, 1983 from Albert Henry Halfmann, et ux. To Elaine Wavra as recorded in Volume 478, Page 23, Colorado County Deed Records for the Southeast corner of said parent 32.72 acre tract, same being the Southwest corner of that called 53.336 acre tract described in the deed dated September 14, 2020 from R. Scott Sturges to Carrie Trammell Scarborough, Trustee of the Lissy Trammell Sturgis Trust [50%] and Carrie Trammell Scarborough, Trustee of the Harry Wilton Sturges V Trust [50%], as recorded in Volume 942, Page 181, Colorado County Official Records;

THENCE South 87° 44' 12" West [called South 87° 44' 12" West] with the Northerly line of said 42.10 acre tract, being the Southerly line of said parent 32.72 acre tract a distance of 309.53 feet to a 5/8 inch iron rod set w/cap [Grid Coordinates: N 13,880,562.81 USft E 2,741,210.74 USft] for the Southeast corner and being the **POINT OF BEGINNING** of the herein described tract, being the Southwest corner of a called 11.00 acre tract of land described as Tract III also surveyed this day;

THENCE South 87° 44' 12" West [called South 87° 44' 12" West] continuing with the Northerly line of said 3.00 acre at tract at 152.96 feet passing a 5/8 inch iron rod found for the Northwest corner of said 42.10 acre tract, being the Northeast corner of said 14.77 acre tract of land described as Tract 9 in a deed dated October 24, 2021 from Anton A. Halfmann, Jr., et al to Diane Seidel, as recorded in Volume 978, Page 678, Colorado County Official Records, continuing with the Northerly line of said 14.77 acre tract for a total distance of 322.50 feet to a 5/8 inch iron rod set w/cap for the Southwest corner of the herein described tract, being the Southeast corner of a called 10.00 acre tract of land described as Tract I also surveyed on this day, from which a point for the Southwest corner of said parent 32.72 acre tract bears South 87° 44' 12" West a distance of 389.60 feet;

THENCE North 02° 34' 59" West across said parent 32.72 acre tract with the Easterly line of said Tract I, being the Westerly corner of the herein described tract a distance of 1135.00 feet to a 5/8 inch iron rod set w/cap in the Southerly line of a called 3.00 acre tract described in deed dated June 6, 2010 from Bill W. Wilcock, et ux to Jorgen Schaffer, as recorded in Volume 643, Page 515, Colorado County Official Records, being a Northerly line of said parent 32.72 acre tract for the Northwest corner of the herein described tract, being the Northeast corner of a called 10.72 acre tract of land described as Tract I also surveyed this day, from which a 1/2 inch iron rod found for an interior corner of said parent 32.72 acre tract, being the Southwest corner of said 3.00 acre tract bears South 87° 36' 18" West a distance of 270.43 feet;

THENCE North 87° 36' 18" East (North 87° 36' 18" East) with the Southerly line of said 3.00 acre tract, being a Northerly line of said parent 32.72 acre tract a distance of 44.07 feet to a point for an interior corner of said parent 32.72 acre tract, being the Southeast corner of said 3.00 acre tract, from which a 1/2 inch iron rod found bent bears North 07° 49' 36" West a distance of 0.22 feet;

THENCE North 01° 21' 51" West (called North 01° 21' 51" West) with the Easterly line of said 3.00 acre tract, being a Westerly line of the herein described tract a distance of 413.20 feet to a point in the Southerly line of San Felipe Road for an exterior corner of said parent 32.72 acre tract, being the Northeast corner of said 3.00 acre tract, from which a 1/2 inch iron rod found bears North 01° 21' 51" West a distance of 0.98 feet;

THENCE North 87° 46' 17" East (called North 87° 46' 17" East) with the Southerly line of San Felipe Road, being the Northerly line of said parent 32.72 acre tract a distance of 47.86 feet (called 47.86') to a 1/2 inch iron rod found;

THENCE North 87° 59' 10" East (called North 87° 59' 10" East) with the Southerly line of San Felipe Road, being the Northerly line of said parent 32.72 acre tract a distance of 221.79 feet to a 5/8 inch iron rod set w/cap for the Northeast corner of the herein described tract, being the Northwest corner of said Tract III, from which a 5/8 inch iron rod found bears North 87° 59' 10" East a distance of 68.56 feet;

THENCE South 02° 34' 59" East across said parent 32.72 acre tract with the Westerly line of said Tract III, being the Easterly line of the herein described tract a distance of 1547.26 feet to the **POINT OF BEGINNING**, containing **11.00 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 0.99989703391.
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 January 4, 2023.

Cullen D. Weishuhn
Registered Professional Land Surveyor No. 6850
Project No. 2022121842
Word File: 2022121842_tract_II_m&b
ACAD File: 2022121842.dwg

Date: 1/19/25

