

COLORADO COUNTY, TEXAS
BASIL G. IJAMS SURVEY, ABSTRACT NO. 350

DESCRIPTION OF A 175.86 ACRE TRACT OF LAND OUT OF THE BASIL G. IJAMS SURVEY, ABSTRACT NO. 350, COLORADO COUNTY, TEXAS AND BEING A PORTION OF A CALLED 246.51 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED DECEMBER 9, 2021 FROM MELVIN OTTO TO CHRISTOPHER M. BROWN, AS RECORDED IN VOLUME 984, PAGE 340, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 175.86 ACRE TRACT OF LAND BEING DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point [Grid Coordinates: N 13,797,188.10 USft E 2,686,662.23 USft] for the Northwest corner of said 246.51 acre parent tract, same being the Northeast corner of a 58.123 acre tract of land described in a deed dated December 5, 2003 from Julius A. Ovesny, Jr. et al, Trustees of the Julius A. Ovesny, Jr. and Joyce J. Ovesny Trust to Holly H. Williamson as recorded in Volume 452, Page 407, of the Official Records of Colorado County, Texas, same being the Southwest corner of a called 1.20 acre tract of land described in a deed dated May 18, 1957 from Emil Hoegemeyer, et al., to the State of Texas, as recorded in Volume 198, Page 435, of the Deed Records of Colorado County, Texas, and the Southeast corner of a called 1.63 acre tract of land described in a deed dated May 18, 1957 from Fred Hoegemeyer, et al., to the State of Texas, as recorded in Volume 198, Page 432, of the Deed Records of Colorado County, Texas, lying in the South Right-Of-Way line of Farm to Market Highway No. 2434, from which a 1/2 inch iron rod found for the Northwest corner of said 58.123 acre tract bears, South 88° 32' 35" West, 659.75 feet;

THENCE North 88° 30' 57" East [called South 88° 57' East, Vol. 198, Pg. 435, D.R.C.C.T.] along the North line of said 246.51 acre parent tract, same being the South Right-Of-Way line of Farm to Market Highway No. 2434, at 1037.87 feet passing a 1/2 inch rod found for the Southeast corner of said 1.20 acre tract, same being the Southwest corner of a called 1.41 acre tract of land described in a deed dated April 27, 1957 from Edmund Otto, et ux. to the State of Texas, as recorded in Volume 198, Page 438, of the Deed Records of Colorado County, Texas, continuing for a total distance of 1817.98 feet to a point in a 6 inch Cedar Post for the Northeast corner of said 246.51 acre parent tract, same being the Northwest corner of a called 27.80 acre tract of land described in a deed dated June 29, 2011 from Margaret J. Raabe, et vir. to Derek S. Shofner, et ux. as recorded in Volume 674, Page 381, of the Official Records of Colorado County, Texas, lying in the South Right-Of-Way line of Farm to Market Road No. 2434, from which a 1/2 inch iron rod found for the Northeast corner of said 27.80 acre tract, same being the Southeast corner of said 1.41 acre tract bears, North 88° 30' 57" East, 446.66 feet;

THENCE South 01° 34' 02" East [called South 00° 24' 42" East] departing the South Right-Of-Way line of Farm to Market Highway No. 2434 and the South line of said 1.41 acre tract, along an East line of said 246.51 acre parent tract, same being the West line of said 27.80 acre tract, at 560.14 feet passing a 1/2 inch iron rod found 0.08 feet right of line, at 931.33 feet passing a 1/2 inch iron rod found 0.39 feet right of line, at 1299.27 feet passing a 1/2 inch iron rod found 0.12 feet right of line, at 2711.32 feet passing a 1/2 inch iron rod found for reference, continuing for a total distance of 2711.66 feet [called 2711.68'] to a point for an interior corner of said 246.51 acre parent tract, same being the Southwest corner of said 27.80 acre tract;

THENCE North 88° 23' 25" East [called North 89° 32' 28" East, Vol. 674, Pg. 381, O.R.C.C.T.] along an interior North line of said 246.51 acre parent tract, same being the South line of said 27.80 acre tract, 446.93 feet [called 446.66'] to a 1/2 inch iron rod found for a Easterly corner of said 246.51 acre parent, same being the Southeast corner of said 27.80 acre tract, lying in the West line of a called 68.68 acre tract of land described in a deed dated May 20, 2016 from Nancy Lois Beken Boeer, et al. to Richard H. Powell, Jr. et ux. as recorded in Volume 810, Page 825, of the Official Records of Colorado County, Texas;

THENCE South 01° 33' 51" East [called South 00° 20' 50" East] along an Easterly line of said 246.51 acre parent tract, same being the West line of said 68.68 acre tract, at 586.17 feet passing a 3/8 inch iron rod found 5.31 feet left of line, continuing with the West line of a called 18.142 acre tract of land described in a deed dated June 3, 1998 from Chase Manhattan Mortgage Corporation to Secretary of Veterans Affairs, as recorded in Volume 269, Page 782, of the Official Records of Colorado County, Texas for a total distance of 1324.04 feet to a 5/8 inch iron rod set with cap for the Southeast corner of the herein described tract, from which a 1/2 inch iron rod found for an interior corner of said 246.51 acre parent tract, same being the Southwest corner of said 18.142 acre tract bears, South 01° 33' 51" East, 696.18 feet;

TBPLS Firm 10000100
TBPE Firm 17957

THENCE South 89° 24' 43" West over and across said 246.51 acre parent tract, 2191.33 feet to a 5/8 inch iron rod found for the Southwest corner of the herein described tract, same being the Southeast corner of the aforementioned 58.123 acre tract and an interior corner of said 246.51 acre tract, from which a 1/2 inch iron rod found disturbed bears, South 44° 35' 57" East, 2.04 feet, also from which a 1/2 inch iron rod found for a Southerly corner of said 58.123 acre tract bears, South 86° 51' 20 West, 198.34 feet;

THENCE North 01° 39' 27" West (called North, Vol. 78, Pg. 285, D.R.C.C.T.) with the Easterly line of originally called 54.4 acre as recorded in Volume 78, Page 285, Colorado County Deed Records and being along a new fence that replaced the occupied location of old fence, same being a Westerly line of said 246.51 acre tract a distance of 2313.16 feet to a 5/8 inch iron rod found;

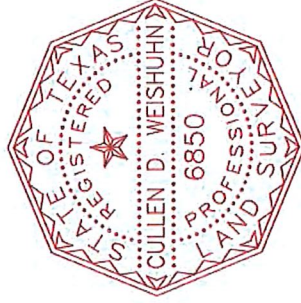
THENCE North 03° 56' 56" West (called North 02° 25' West, Vol. 78, Pg. 285, D.R.C.C.T.) continuing along said common line, at 1688.58 feet passing a 1/2 inch iron rod found for reference, continuing for a total distance of 1688.84 feet to the **POINT OF BEGINNING**, containing **175.86 ACRES** of land, 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 0.999865656.
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 May 25, 2023.

Cullen D. Weishuhn
Registered Professional Land Surveyor No. 6850
Project No. 2023050286
Word File: 2023050286_175.86_acre_m&b.docx
ACAD File: 2023050286_final.dwg

Date: June 23, 2023

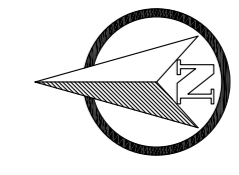


COLORADO COUNTY, TEXAS
BASIL G. IJAMS SURVEY
ABSTRACT NO. 350

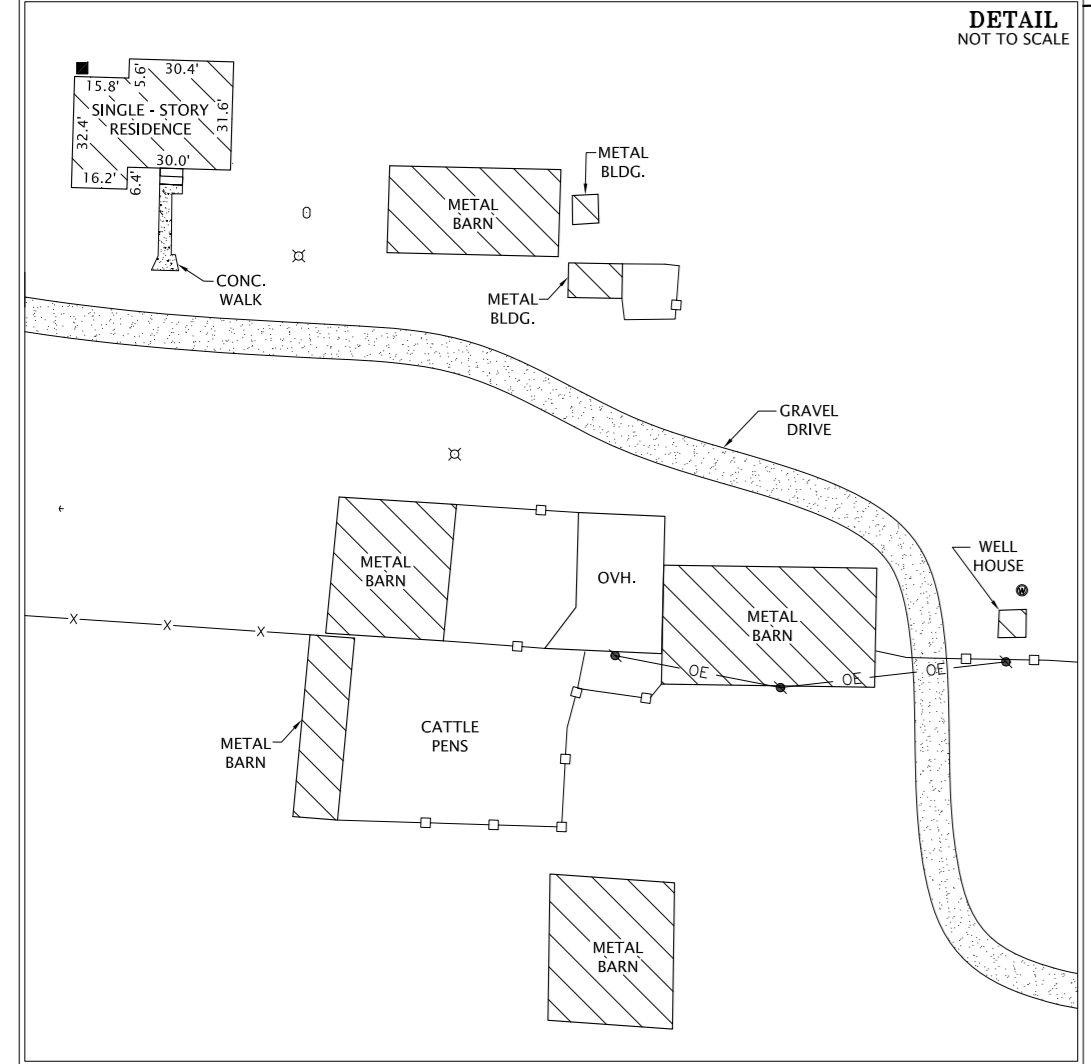
HORIZONTAL DATUM: NAD83/2011(EPOCH: 2010)
 VERTICAL DATUM: NAVD 88
 COMBINED SCALE FACTOR: 0.999865656
 BEARING BASIS: TX LAMBERT GRID SOUTH CENTRAL ZONE
 DISTANCES SHOWN ARE SURFACE VALUES

ALFRED KELSO LEAGUE
 A-368

THOMAS R. TOWNSEND SURVEY
 A-561



- LEGEND**
- 5/8" IRON ROD SET W/ 2" ALUM. CAP
 - 5/8" IRON ROD FOUND
 - 3/8" IRON ROD FOUND
 - 1/2" IRON ROD FOUND
 - WOOD POST AS NOTED
 - POINT FOR CORNER
 - ELECTRIC METER
 - POWER POLE
 - CUTY ANCHOR
 - ABOVE GROUND PROPANE TANK
 - TELEPHONE RISER
 - AC UNIT
 - WATER WELL
 - PIPELINE MARKER
 - EXISTING PIPELINE (AS NOTED)
 - WIRE FENCE
 - WOOD FENCE
 - METAL FENCE
 - OVERHEAD ELECTRIC LINE
 - RECORD INFORMATION
 - OFFICIAL RECORDS COLORADO COUNTY TEXAS
 - DEED RECORDS COLORADO COUNTY TEXAS



AMOS D. KENTON SURVEY
 A-367

EDMUND OTTO, ET UX
 TO
 STATE OF TEXAS
 APRIL 27, 1957
 CALLED 1.41 ACRES
 VOLUME 198, PAGE 438
 D.R.C.C.T.

IS 88°57' E
 (VOL. 198, PG. 435, D.R.C.C.T.)
N 88°30'57" E
 1817.98'

EMIL HOEGEMEYER, ET AL
 TO
 STATE OF TEXAS
 MAY 18, 1957
 CALLED 1.70 ACRES
 VOLUME 198, PAGE 435
 D.R.C.C.T.

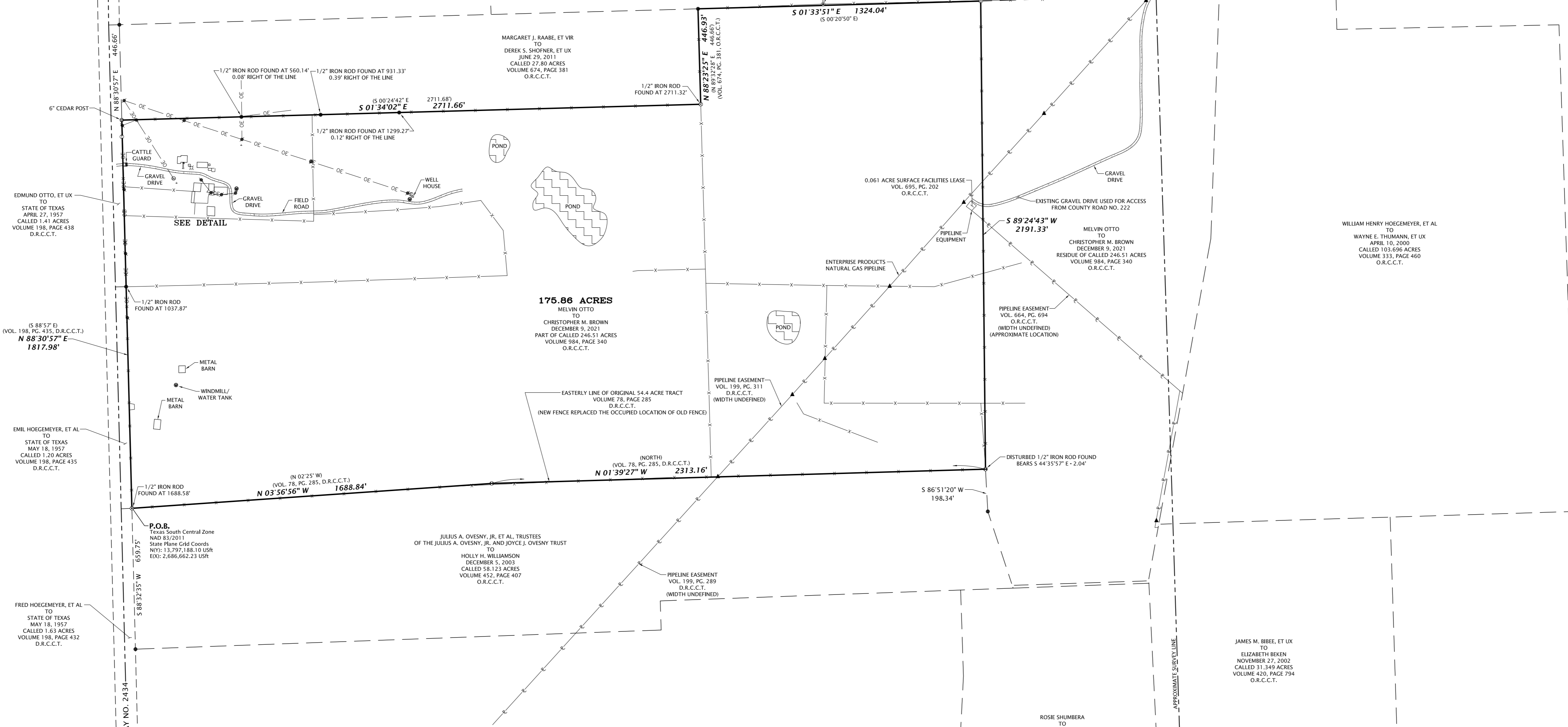
FRED HOEGEMEYER, ET AL
 TO
 STATE OF TEXAS
 MAY 18, 1957
 CALLED 1.63 ACRES
 VOLUME 198, PAGE 432
 D.R.C.C.T.

F.M. HIGHWAY NO. 2434

COUNTY ROAD NO. 222

COUNTY ROAD NO. 222

JOSEPH THOMPSON LEAGUE
 A-42



175.86 ACRES
 TO
 CHRISTOPHER M. BROWN
 DECEMBER 9, 2021
 PART OF CALLED 246.51 ACRES
 VOLUME 884, PAGE 340
 D.R.C.C.T.

P.O.B.
 Texas South Central Zone
 NAD 83/2011
 State Plane Grid Coords
 NXY: 13,797,188.10 USR
 EDC: 2,686,662.23 USR

JULIUS A. OVENY, JR., ET AL TRUSTEES
 MELVIN OTTO
 OF THE JULIUS A. OVENY, JR. AND OTTO J. OVENY TRUST
 TO
 HOLLY M. WILLIAMSON
 DECEMBER 5, 2003
 CALLED 58.153 ACRES
 VOLUME 452, PAGE 407
 D.R.C.C.T.

BASIL G. IJAMS SURVEY
 A-350

ROSE SHUMBERA
 TO
 CORNELIUS WENIGHAUS
 APRIL 26, 2017
 CALLED 10.19 ACRES
 VOLUME 833, PAGE 393
 D.R.C.C.T.

JAMES M. BEEB, ET UX
 TO
 ELIZABETH BEKEN
 NOVEMBER 27, 2002
 CALLED 31.345 ACRES
 VOLUME 420, PAGE 794
 D.R.C.C.T.

- SCHEDULE B EASEMENT NOTES**
- THAT CERTAIN ROADWAY RESERVED TO W.C. HOEGEMEYER AS PER VOL. 75, PG. 215, D.R.C.C.T. IS INSUFFICIENTLY DESCRIBED AND CANNOT BE SHOWN OR LOCATED ON SURVEY.
 - THAT CERTAIN EASEMENT TO FAYETTE ELECTRIC COOPERATIVE, INC. AS PER VOL. 419, PG. 312, D.R.C.C.T. IS A BLANKET EASEMENT AND CANNOT BE SHOWN OR LOCATED ON SURVEY.
 - THAT CERTAIN RIGHT OF WAY DEED TO THE STATE OF TEXAS AS PER VOL. 198 PG. 432, D.R.C.C.T. DOES NOT AFFECT THE SUBJECT TRACT BUT IS WITHIN THE LIMITS OF F.M. 2434.
 - THAT CERTAIN RIGHT OF WAY DEED TO THE STATE OF TEXAS AS PER VOL. 198, PG. 435, D.R.C.C.T. DOES NOT AFFECT THE SUBJECT TRACT BUT IS WITHIN THE LIMITS OF F.M. 2434.
 - THAT CERTAIN RIGHT OF WAY DEED TO THE STATE OF TEXAS AS PER VOL. 198, PG. 438, D.R.C.C.T. DOES NOT AFFECT THE SUBJECT TRACT BUT IS WITHIN THE LIMITS OF F.M. 2434.
 - THAT CERTAIN RIGHT OF WAY AGREEMENT TO ROCK ISLAND TRANSPORTATION COMPANY AS PER VOL. 199, PG. 228, D.R.C.C.T. DOES NOT AFFECT THE SUBJECT TRACT AS SHOWN ON SURVEY.
 - THAT CERTAIN EASEMENT TO ROCK ISLAND TRANSPORTATION AS PER VOL. 199 PG. 289, D.R.C.C.T. DOES NOT AFFECT THE SUBJECT TRACT AS SHOWN ON SURVEY.
 - THAT CERTAIN EASEMENT TO ROCK ISLAND TRANSPORTATION COMPANY AS PER VOL. 199, PG. 311, D.R.C.C.T. DOES AFFECT THE SUBJECT TRACT AS SHOWN ON SURVEY, HOWEVER THE WIDTH IS UNDEFINED.
 - THAT CERTAIN EASEMENT TO SUNDOWN ENERGY, LP AS PER VOL. 664, PG. 694, O.R.C.C.T. DOES AFFECT THE SUBJECT TRACT AS SHOWN BY THE APPROXIMATE LOCATION ON SURVEY, HOWEVER THE WIDTH IS UNDEFINED.
 - THAT CERTAIN EASEMENT TO SUNDOWN ENERGY, LP AS PER VOL. 668, PG. 141, O.R.C.C.T. DOES NOT AFFECT THE SUBJECT TRACT AND CANNOT BE SHOWN OR LOCATED ON SURVEY.
 - THAT CERTAIN SURFACE FACILITIES LEASE AND AGREEMENT AS PER VOL. 695, PG. 202, O.R.C.C.T. DOES AFFECT THE SUBJECT TRACT AS SHOWN ON SURVEY.

- SURVEY NOTES**
- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
 - DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
 - THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND MATTERS OF RECORD SHOWN ARE STRICTLY BASED ON A TITLE COMMITMENT ISSUED ON JUNE 15, 2023 (EFFECTIVE JUNE 12, 2023) BY TEXAN TITLE INSURANCE CO., OF NO. 23112.
 - PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, COVENANTS, ETC., AND ANY OTHER THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.
 - A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
 - NO PORTION OF THIS LAND LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP OF COLORADO COUNTY, COMMUNITY PANEL # 4806902500D, DATED FEBRUARY 04, 2011.

SURVEYOR CERTIFICATION
 THIS SURVEY WAS MADE ON THE GROUND ON MAY 25, 2023 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

Cullen D. Weishuhn
 CULLEN D. WEISHUHN
 6850
 PROFESSIONAL SURVEYOR
 TEXAS REGISTRATION NO. 6850
 SIGNED: JUNE 23, 2023



CONFIDENTIALITY STATEMENT
 THIS IS THE PROPERTY OF FRANK SURVEYING CO INC AND THIS SURVEY IS SUPPLIED IN CONFIDENCE. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SUPPLIED. IT MUST NOT BE REPRODUCED OR TRANSMITTED IN ANY MANNER WITHOUT PERMISSION IN WRITING FROM THE OWNERS.

FSC INC
 SURVEYORS & ENGINEERS
 2205 Walnut Street - Columbus, TX 78934
 Toll Free 1-855-637-5725 - www.fscinc.net
 TBPLS FIRM 10000100 - TBPE FIRM 17957
 Driving Performance. Delivering Results.

SURVEY PLAT OF 175.86 ACRES
BASIL G. IJAMS SURVEY
ABSTRACT NO. 350
COLORADO COUNTY, TEXAS

REV	DESCRIPTION	DATE	BY

FIELD CREW	DATE
CTH/AJP	5/25/2023
DRAWN	DATE
TTH	6/09/2023
CHECKED	DATE
CDW	6/23/2023
APPROVED	DATE
CDW	6/23/2023
SCALE	1" = 300'
PROJ NO	2023050286
REV	0

