

**COLORADO COUNTY, TEXAS
BENJAMIN BEASON SURVEY
ABSTRACT NO. 5**

**Scale 1" = 100'
March 08, 2004**



LEGEND

- 1/2" Iron Rod found as called for in Record Deed
- Concrete Hwy Marker found as called for in Record Deed
- 3/4" Pipe found
- Overhead Power Line
- X-X- Wire Fence

*John Turner
(97.266 Acres)
Volume 79, Page 106
Official Records*

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**Property Owners: Roy A. Heffley and wife,
Jennifer D. Heffley**

**Property Address: State Highway 71
Columbus, Tx. 78934**

STATE HIGHWAY 71 (Pavement)

3.005 Acres

*Jeffrey Bridges
(5.867 Acres)
Volume 381, Page 330
Official Records*

Wolfpen Creek

Gate
Old Barn
(24 x 32)

Wolfpen Creek

Center of Building 40

One Story House

Benchmark
Water Trough

Entrance Road for Turner tract

Flood Elevation = 191.50'
House Elevation = 194.00'
(Bottom of Beam)
Benchmark = 192.04'
(Top Northwest Corner
of Concrete Water Trough)

Notes

- (1) This property is shown to be inside a flood hazard area (Zone AE) according to FIRM No. 48089C0145 C, effective date January 3, 1990.
- (2) Property description & Elevation Certificate to accompany this plat.

Survey Plat of a 3.005 acre tract of land situated in the Benjamin Beason Survey, Abstract No. 5, Colorado County, Texas and being that same land described as 3.000 acres in Deed dated February 13, 2004 from Edith Potter to Roy A. Heffley, et ux, recorded in Volume 456, Page 520, Colorado County Official Records.

Rau Surveying

4176 Hwy. 71
P.O. Box 692 Columbus, Texas 78934
Phone: (979) 732-8494 Fax: (979) 732-8481

I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described hereon, and there are no encroachments apparent on the ground, and that all improvements, if any, be wholly within the property lines, except as shown or noted hereon. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey.

Darrell D. Rau

Darrell D. Rau, Registration No. 4173

