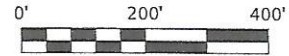


COLORADO COUNTY, TEXAS
PETER PIPER LEAGUE
ABSTRACT NO. 447



LEGEND

- 5/8" IRON ROD SET W/ 2" ALUM. CAP
- 3/8" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- 1" IRON PIPE FOUND
- ⊗ TELEPHONE RISER
- ⊗ WIRE FENCE
- () RECORD INFORMATION

CYBALINE MOELLER FELPE
TO
DONNA MOELLER WILCOX
DECEMBER 28, 2009
CALLED 173.661 ACRES
VOLUME 632, PAGE 607
O.R.C.C.T.

ALVIN D. PAVLICEK
TO
WILLIAM FEARS, ET UX
MAY 27, 2015
CALLED 13.559 ACRES
VOLUME 783, PAGE 679
O.R.C.C.T.

17.15 ACRES
JOHN PAASCH
TO
CHARLEEN PAASCH, ET AL
AUGUST 15, 1957
PART OF CALLED 84.39 ACRES
VOLUME 334, PAGE 277
D.R.C.C.T.

P.O.B.
Texas South Central Zone
NAD 83/2011
State Plane Grid Coords
N(7): 13,870,781.23 USft
E(7): 2,745,651.03 USft

CYBALINE MOELLER FELPE
TO
DONNA MOELLER WILCOX
DECEMBER 28, 2009
CALLED 173.661 ACRES
VOLUME 632, PAGE 607
O.R.C.C.T.

JOHN PAASCH
TO
CHARLEEN PAASCH, ET AL
AUGUST 15, 1957
RESIDUE OF CALLED 84.39 ACRES
VOLUME 334, PAGE 277
D.R.C.C.T.

SOUTHWEST CORNER OF
PARENT 84.39 ACRE TRACT

SOUTHEAST CORNER OF
PARENT 84.39 ACRE TRACT

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
VERTICAL DATUM: NAVD 88
COMBINED SCALE FACTOR: 0.999892625
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 BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

SURVEYOR CERTIFICATION

THIS SURVEY WAS MADE ON THE GROUND ON APRIL 20 & MAY 15, 2020 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

FOR FSC, INC.
BY: MATTHEW W. LOESSIN, RPLS
TEXAS REGISTRATION NO. 5953

06/23/2020



SURVEY PLAT OF 17.15 ACRES
PETER PIPER LEAGUE, A-447
COLORADO COUNTY, TEXAS

DATE: 06/23/2020
DRAWN BY: CBH
CHECKED BY: MWL
FIELD CREW: TWH/AJM
PROJECT NO: 2020040814
COUNTY: COLORADO
SCALE: 1" = 200'
SHEET: 1 OF 1



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

COLORADO COUNTY, TEXAS
PETER PIPER LEAGUE, ABSTRACT NO. 447

DESCRIPTION OF A 17.15 ACRE TRACT OF LAND OUT OF THE PETER PIPER LEAGUE, ABSTRACT NO. 447, COLORADO COUNTY, TEXAS AND BEING PART OF THAT CALLED 84.39 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED AUGUST 15, 1957 FROM JOHN PAASCH TO CHARLEEN PAASCH, ET AL, AS RECORDED IN VOLUME 334, PAGE 277, OF THE DEED RECORDS OF COLORADO COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 17.15 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod set w/cap [Grid Coordinates: N 13,870,781.23 USft E 2,745,651.03 USft] in the Westerly line of said parent 84.39 acre tract, being the common Easterly line of a called 173.661 acre tract of land described in a deed dated December 28, 2009 from Cybaline Moeller Felfe to Donna Moeller Wilcox, as recorded in Volume 632, Page 607, Colorado County Official Records, for the Southwest corner of the herein described tract, from which a 3/8 inch iron rod found for the Southwest corner of said parent 84.39 acre tract bears South 02° 54' 04" East a distance of 756.44 feet;

THENCE North 02° 54' 04" West [called North 35° West, Vol. 77, Pg. 93, D.R.C.C.T.] with the Easterly line of said 173.661 acre tract, being the common Westerly line of said parent 84.39 acre tract a distance of 680.21 feet to a 3/8 inch iron found for the Northwest corner of said parent 84.39 acre tract, being the common Southwest corner of a called 13.559 acre tract described in a deed dated May 27, 2015 from Alvin D. Pavlicek to William Fears, et ux as recorded in Volume 783, Page 679, Colorado County Official Records, from which a 5/8 inch iron rod found for the Northwest corner of said 13.559 acre tract bears North 01° 47' 22" West a distance of 578.64 feet;

THENCE North 85° 21' 50" East [called North 89° 29' 59" West, Vol. 783, Pg. 679, O.R.C.C.T.] with the Southerly line of said 13.559 acre tract, being the common Northerly line of said parent 84.39 acre tract a distance of 1050.52 feet [called 1051.08] to a 1 inch iron pipe in the Westerly line of F.M. Highway No. 109 [R.O.W. Varies] for the Northeast corner of said parent 84.39 acre tract, being the common Southeast corner of said 13.559 acre tract, from which a 5/8 inch iron rod found for the Northeast corner of said 13.559 acre tract bears North 03° 46' 21" West a distance of 557.50 feet;

THENCE South 02° 13' 50" East [called South 00° 14' East] with the Westerly line of F.M. Highway No. 109, being the common Easterly line of said parent 84.39 acre tract a distance of 748.35 feet to a 5/8 inch iron rod set w/cap for the Southeast corner of the herein described tract, from which a 5/8" iron rod set w/cap for an angle in said parent 84.39 acre tract bears South 02° 13' 50" East a distance of 589.32 feet;

THENCE South 89° 05' 39" West across said parent 84.39 acre tract with the Southerly line of the herein described tract a distance of 1041.92 feet to the **POINT OF BEGINNING**, containing 17.15 acres of land, more or less.

1. Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAO 83/2011 [EPOCH: 2010]
2. All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.999892625.
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 April 30 & May 15, 2020.

Matthew W. Loessin
Registered Professional Land Surveyor No. 5953
Project No. 2020040814
Word File: 2020040814_17.15_acre_m&b.docx
ACAD File: 2020040814_17.15_acre_tract.dwg

Date: 06/25/2020

