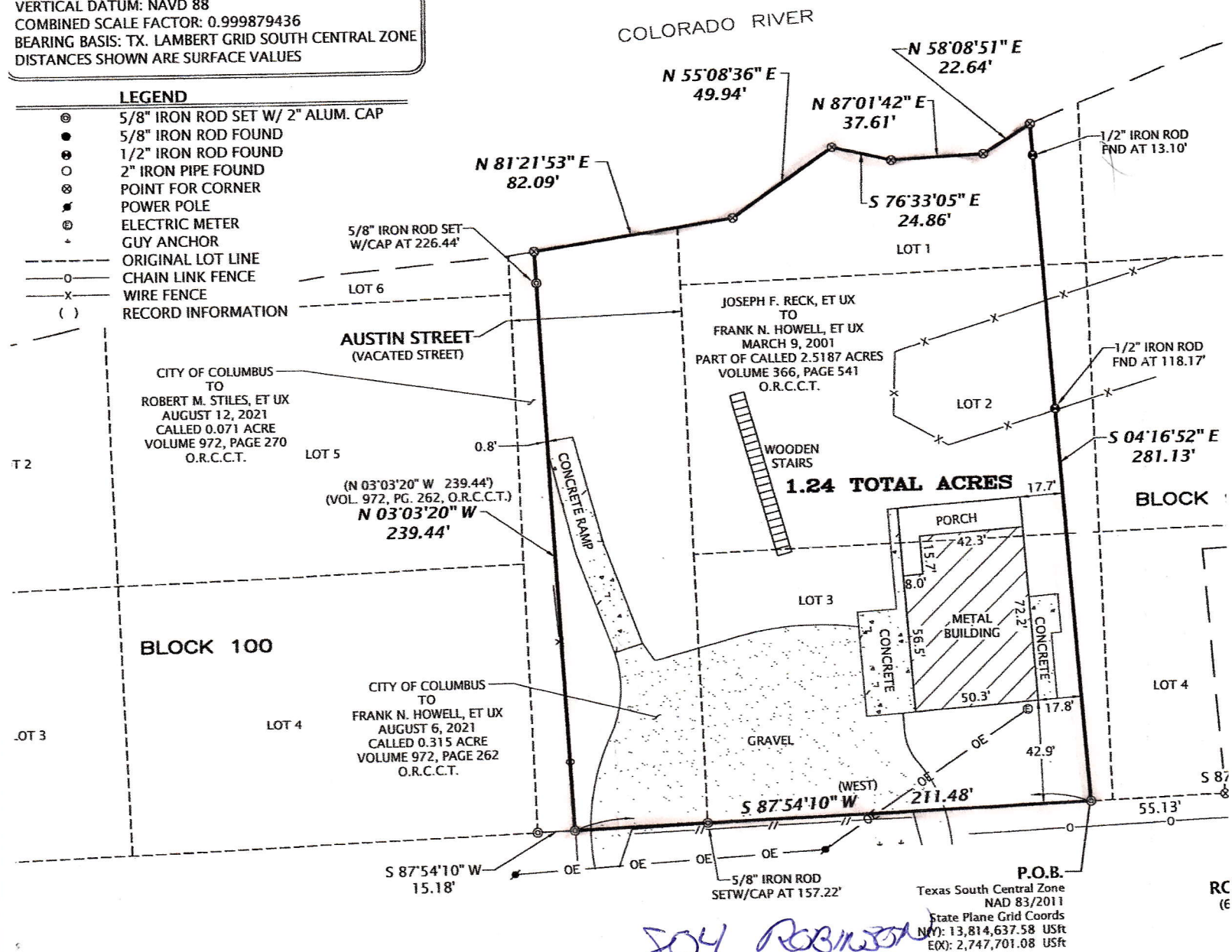


HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
VERTICAL DATUM: NAVD 88
COMBINED SCALE FACTOR: 0.999879436
BEARING BASIS: TX. LAMBERT GRID SOUTH CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES

1. THE SURVEYOR DID NOT ABSTRACT THE PI WAS PREPARED WITHOUT THE BENEFIT OF REPORT.
2. PROPERTY IS SUBJECT TO THOSE EASEMENT APPEAR OF RECORD OR UNRECORDED AND
3. A SEPARATE METES AND BOUNDS DESCRIP

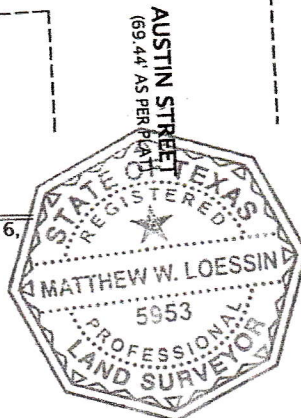
(E) 5/8" IRON ROD SET W/ 2" ALUM. CAP
 ● 5/8" IRON ROD FOUND
 ○ 1/2" IRON ROD FOUND
 ○ 2" IRON PIPE FOUND
 ⊗ POINT FOR CORNER
 ⚡ POWER POLE
 (E) ELECTRIC METER
 + GUY ANCHOR
 ----- ORIGINAL LOT LINE
 -O- CHAIN LINK FENCE
 -X- WIRE FENCE
 () RECORD INFORMATION



SURVEYOR CERTIFICATION
THIS SURVEY WAS MADE ON THE GROUND ON MAY 23, 2019, JUNE 6, 2019 AND DECEMBER 2, 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

12/08/2021





FSC INC
SURVEYORS+ENGINEERS

HOWELL'S
RIVERFRONT

**DRIVING PERFORMANCE.
DELIVERING RESULTS.**

804 ROBSON
COLUMBUS, TEXAS
78934

TBPLS Firm 10000100
TBPE Firm 17957

804 Robson

COLORADO COUNTY, TEXAS
ELIZABETH TUMLINSON LEAGUE, ABSTRACT NO. 44

DESCRIPTION OF A 1.24 ACRE TRACT OF LAND SITUATED IN THE ELIZABETH TUMLINSON LEAGUE, ABSTRACT NO. 44, COLORADO COUNTY, TEXAS AND BEING PART OF BLOCK 97 AND PART OF THE ORIGINAL PLATTED LIMITS OF AUSTIN STREET BETWEEN BLOCK NO. 97 AND BLOCK NO. 100 OF THE CITY OF COLUMBUS, TEXAS AS PER PLAT RECORDED IN SLIDE NO. 18, OF THE PLAT RECORDS OF COLORADO COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS PART OF THAT CALLED 2.5187 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED MARCH 9, 2001 FROM JOSEPH F. RECK, ET UX TO FRANK N. HOWELL, ET UX, AS RECORDED IN VOLUME 366, PAGE 541, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS AND BEING ALL OF THAT CALLED 0.315 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED AUGUST 6, 2021 FROM CITY OF COLUMBUS TO FRANK N. HOWELL, ET UX, AS RECORDED IN VOLUME 972, PAGE 262, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 1.24 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron found [Grid Coordinates: N 13,814,574.61 USft E 2,747,878.88 USft] at the intersection of the Southerly line of Robson Street [69.44' R.O.W.] and the Westerly line of Prairie Street [69.44' R.O.W.] for the Northeast corner of Block No. 96, from which a 5/8 inch iron rod found for the Northeast corner of Block No. 93 bears North 87° 54' 10" East a distance of 405.93 feet, also from which a 5/8 inch iron rod found for the Northeast corner of Block No. 60 bears South 01° 53' 49" East a distance of 1210.54 feet;

THENCE North 01° 53' 49" West across Robson Street a distance of 69.44 feet to a 5/8 inch iron rod set w/cap at the intersection of the Northerly line of Robson Street and the Westerly line of Prairie Street for the Southeast corner of Block No. 97, from which a 2 inch iron pipe found bears South 42° 15' 33" West a distance of 10.17 feet;

THENCE South 87° 54' 10" West with the Northerly line of Robson Street, being the common Southerly line of Block No. 97 at 120.51 feet passing a point for the Southeast corner of said parent 2.5187 acre tract, being the common Southwest corner of a called 0.2935 acre tract of land described in a deed dated June 14, 2006 from Sheila Lacourse to Doris Camacho, as recorded in Volume 528, Page 521, Colorado County Official Records, continuing a distance of 175.64 feet to a 5/8 inch iron rod set w/cap [Grid Coordinates: N 13,814,637.58 USft E 2,747,701.08 USft] for the Southeast corner and the **POINT OF BEGINNING** of the herein described tract;

THENCE South 87° 54' 10" West [West] continuing with the Northerly line of Robson Street, being the common Southerly line of Block No. 97 at 157.22 feet passing a 5/8 inch iron rod set w/cap for the Southwest corner of Block 97, being the common Southeast corner of said parent 0.315 acre tract, continuing for a total distance of 211.48 feet to a 5/8 inch iron rod set w/cap for the Southwest corner of the herein described tract, being the common Southeast corner of a called 0.071 acre tract of land described in a deed dated August 12, 2021 from City of Columbus to Robert M. Stiles, et ux, as recorded in Volume 972, Page 270, Colorado County Official Records, from which a 5/8 inch iron rod set w/cap for