



Scale: 1" = 200'

SYMBOL LEGEND

- EDGE OF ASPHALT
- FND SURVEY MONUMENT
- SET SURVEY MONUMENT

FARM TO MARKET ROAD 3013
(VARIABLE WIDTH R.O.W.)

N:13774490.23
E:2823872.77

FND 5/8" I.R.
W/CAP

POB
SET 1/2" I.R.
W/TPS CAP

FND 4"x4"
CONCRETE
MONUMENT

SET 1/2" I.R.
W/TPS CAP

FND 4"x4"
CONCRETE
MONUMENT

T. & N.O. RR. CO. SURVEY
ABSTRACT No. 572

REMAINDER OF
ROBERT L. COOK AND
PATRICIA ANN COOK
CALLED 236.678 ACRES
"SECOND TRACT"
VOL. 916, PG. 649
O.P.R.C.C.T.

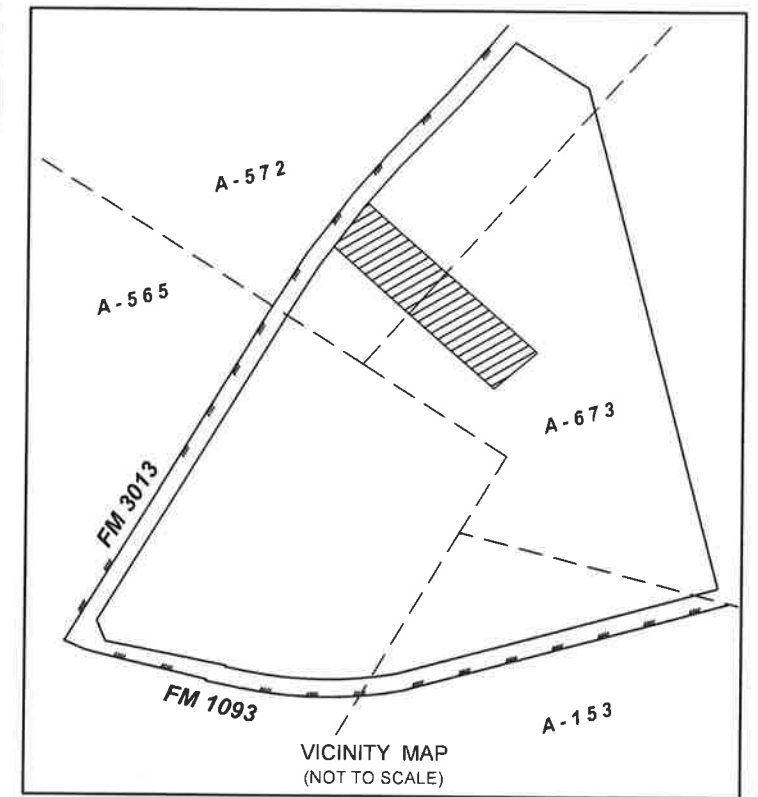
TRACT 32
12.765 ACRES

PORTION OF
ROBERT L. COOK AND
PATRICIA ANN COOK
CALLED 236.678 ACRES
"SECOND TRACT"
VOL. 916, PG. 649
O.P.R.C.C.T.

REMAINDER OF
ROBERT L. COOK AND
PATRICIA ANN COOK
CALLED 236.678 ACRES
"SECOND TRACT"
VOL. 916, PG. 649
O.P.R.C.C.T.

GEORGE SINGLETON SURVEY
ABSTRACT No. 673

LINE	BEARING	DISTANCE
L1	S 37°24'01" W	148.70'
L2	N 37°24'01" E	347.42'
L3	N 41°27'58" E	27.56'
L4	N 41°27'58" E	333.07'



BOUNDARY SURVEY

BEING A 12.765 ACRE TRACT SITUATED IN THE T. & N.O. RR. CO. SURVEY, ABSTRACT NUMBER 572, AND THE GEORGE SINGLETON SURVEY, ABSTRACT NUMBER 673, COLORADO COUNTY, TEXAS, BEING A PORTION OF THAT SAME CALLED 236.678 ACRE TRACT OF LAND DESCRIBED AS "SECOND TRACT" IN INSTRUMENT TO ROBERT L. COOK AND PATRICIA ANN COOK, RECORDED IN VOLUME 916, PAGE 649, OF THE OFFICIAL PUBLIC RECORDS OF COLORADO COUNTY, TEXAS (O.P.R.C.C.T.), SAID 12.765 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

PROJECT NUMBER	22704_TR 32
DATE	01/21/2022
DRAWN BY	LG
CHECKED BY	AJD
FIELD CREW	GG
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

PURCHASER _____
ADDRESS _____ FM 1093 EAGLE LAKE TX, 77434
SURVEY _____ J.M. THOMAS, A-565, C.T. RR. CO., A-153
AREA _____ 12.765 ACRES
COUNTY _____ COLORADO

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48089C0460D HAVING AN EFFECTIVE DATE OF 02/04/2011.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (TXSC-4204), GRID MEASUREMENTS.

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING

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FIRM REGISTRATION NO. 100834-00

Thomas A. McIntyre
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