



LINE	BEARING	DISTANCE
L1	S 59°07'37" E	193.47'

SYMBOL LEGEND

- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- //// EDGE OF ASPHALT
- - - - FEMA (APPROXIMATE LIMITS, SCALED PER FEMA)



**J. M. THOMAS SURVEY
ABSTRACT NO. 565**

MARY ELIZABETH BARTLETT
CALLED 23.757 ACRES
"TRACT TWO"
VOL. 943, PG. 574
O.P.R.C.C.T.

ROBERT L. COOK, JR., AND
PATRICIA ANN COOK FAMILY TRUST 2019
REMAINDER OF CALLED 161.409 ACRES
"FIRST TRACT"
VOL. 916, PG. 649
O.P.R.C.C.T.

EASEMENT
JOHN F. CRANZ, ET AL
VOLUME 41, PAGE 96
D.R.C.C.T.

12.914 ACRES
ROBERT L. COOK, JR., AND
PATRICIA ANN COOK FAMILY TRUST 2019
PORTION OF CALLED 161.409 ACRES
"FIRST TRACT"
VOL. 916, PG. 649
O.P.R.C.C.T.

ROBERT L. COOK, JR., AND
PATRICIA ANN COOK FAMILY TRUST 2019
REMAINDER OF CALLED 161.409 ACRES
"FIRST TRACT"
VOL. 916, PG. 649
O.P.R.C.C.T.

SET 1/2" I.R. W/TPS CAP
FND 1/2" I.R. W/CAP (RAU RPLS 4171)
BRS: N 70°38'57" W - 3.66'
FND 1/2" I.R.
BRS: S 59°21'48" W - 6.05'

POB
SET 1/2" I.R.
W/TPS CAP
N:13772512.75
E:2822482.25

FND 3/8" I.R.
W/CAP
(RAU RPLS 4171)

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

ZONE X - 48089C0455D - 02/04/2011
ZONE X - 48089C0460D - 02/04/2011

BOUNDARY SURVEY

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.

BEING A 12.914 ACRE TRACT OF LAND SITUATED IN THE J.M. THOMAS SURVEY, ABSTRACT NUMBER 565, COLORADO COUNTY, TEXAS, BEING OUT OF THAT CERTAIN CALLED 161.409 ACRE TRACT DESCRIBED AS FIRST TRACT IN A DEED DATED DECEMBER 13, 2019 FROM ROBERT L. COOK, JR. AND PATRICIA ANN COOK TO ROBERT L. COOK, JR. AND PATRICIA ANN COOK FAMILY TRUST 2019 RECORDED IN VOLUME 916, PAGE 649, OFFICIAL PUBLIC RECORDS, COLORADO COUNTY, TEXAS (O.P.R.C.C.T.); BEARINGS, DISTANCES, AND AREA DESCRIBED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), SOUTH CENTRAL ZONE, U.S. SURVEY FEET; SAID 12.914 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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.

PROJECT NUMBER	22704_TR 2
DATE	08/25/2022
DRAWN BY	ACN
CHECKED BY	DH
FIELD CREW	GG
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48089C0455D AND COMMUNITY PANEL NO. 48089C0460D HAVING EFFECTIVE DATES 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.

PURCHASER.....COOK, ROBERT L JR & PATRICIA ANN FAMILY
ADDRESS.....2278 FARM TO MARKET ROAD 3013, EAGLE LAKE, TX 77434
SURVEY.....J.M. THOMAS, A - 565
SUBJECT.....12.914 ACRES
COUNTY.....COLORADO

Thomas A. McIntyre
Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

