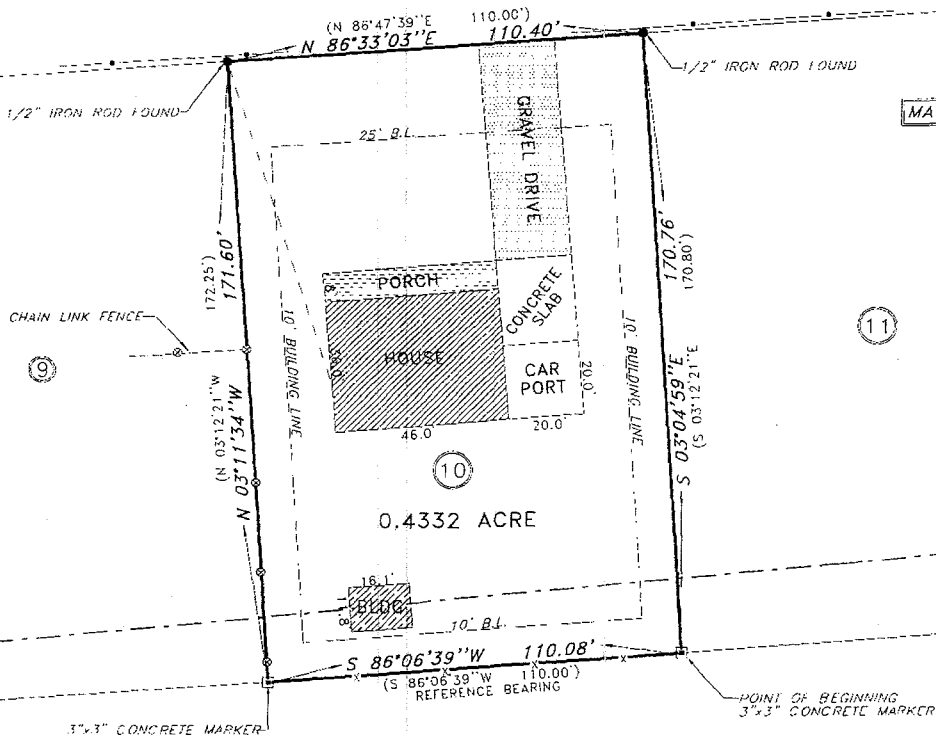
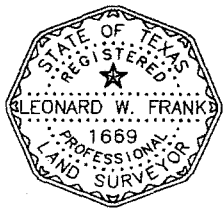


GARDEN OAKS DRIVE (60' R.O.W.)

MAY 19, 2004



RODNEY LEOPOLD, ET UX
5.99 ACRE TRACT
VOLUME 342, PAGE 500
COLORADO COUNTY
OFFICIAL RECORDS



PROPERTY ADDRESS
1015 GARDEN OAKS DRIVE
COLUMBUS, TEXAS 78934
PROPERTY OWNER
CONNIE & RUTH FAIR
PROPERTY BUYER
MATTHEW & VALORIE LOESSIN

SURVEY NOTES

1. ALL BEARINGS ARE BASED ON THE LINE AS REFERENCED ON THIS PLAT AND DESCRIBED IN SLIDE NO. 49, PLAT RECORDS OF COLORADO COUNTY, TEXAS.
2. THIS PROPERTY IS SHOWN TO BE INSIDE (ZONE X) OF THE FLOOD HAZARD BOUNDARY AREAS AS SHOWN ON FEMA FIRM MAP NUMBER 48089C0150 C, EFFECTIVE DATE JANUARY 3, 1990.
3. APPARENT VISIBLE EASEMENTS HAVE BEEN SHOWN.
4. FIELD NOTES TO ACCOMPANY THIS PLAT.

SURVEY PLAT OF LOT NO. 10, CONTAINING 0.4332 ACRE, OUT OF THE GARDEN OAKS SUBDIVISION AS PER PLAT FILED IN SLIDE NO. 49 OF THE PLAT RECORDS OF COLORADO COUNTY, TEXAS, AND SAID LOT NO. 10 BEING THAT SAME PROPERTY DESCRIBED IN A DEED DATED MARCH 27, 1995, FROM ERNEST IVAN BARTA, TO CONNIE M. FAIR AND WIFE, RUTH FAIR, RECORDED IN VOLUME 157, PAGE 368, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS.

I, LEONARD W. FRANK, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION AND THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS AND SPECIFICATIONS FOR A CATEGORY IA, CONDITION III SURVEY.

LEONARD W. FRANK
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 1669
COLORADO COUNTY SURVEYOR

LEGEND	
●	1/2" IRON ROD FOUND
■	CONCRETE MARKER FOUND
---	L.C.R.A. POWERLINE
—●—	POWERLINE (OVERHEAD)
—●—	POWERLINE (UNDERGROUND)
()	RECORD PLAT CALLS

1" = 40' - SCALE IN FEET

BOUNDARY SURVEY OF LOT NO. 10
OUT OF THE GARDEN OAKS SUBD.
COLORADO COUNTY, TEXAS

102 BECICA STREET COLUMBUS, TX 78934 979.732.3114	FRANK SURVEYING COMPANY
COPYRIGHT 2004 ALL RIGHTS RESERVED	DRAWN BY: MATT LOESSIN REV:
SCALE: 1" = 40'	PROJECT NO: 04-91 SHEET 1 OF 1