

# COLORADO COUNTY, TEXAS

## TOWN OF GARWOOD

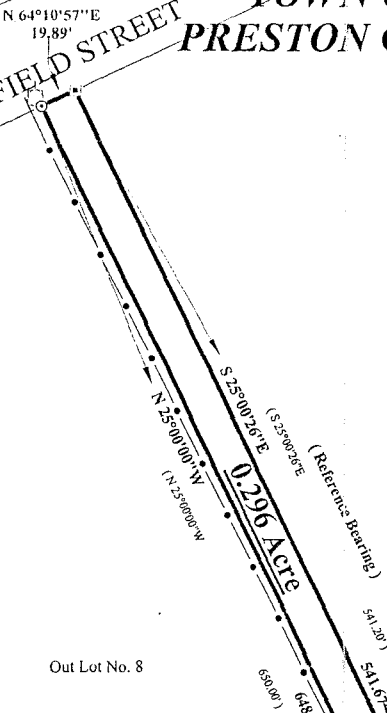
### PRESTON GILBERT SURVEY

#### A - 25

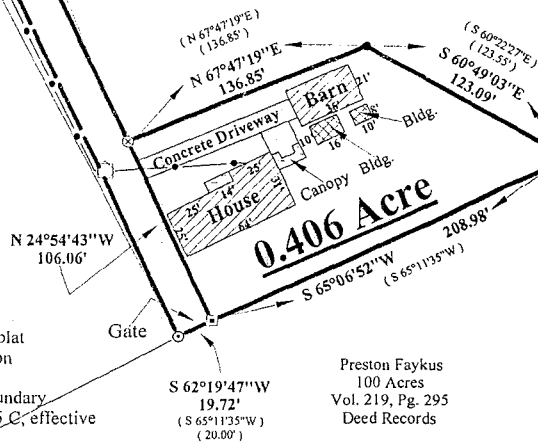


Scale 1" = 80'  
December 15, 2001

Wanda Wilson  
Outlot No. 9  
Vol. 244, Pg. 576  
Official Records



LEGEND	
●	1/2" Iron Rod Found
○	3/8" Iron Rod Set
■	Concrete Marker Found
⊗	Chainlink Post Found
○	Power Pole
—	Powerline
( )	Record Deed Calls



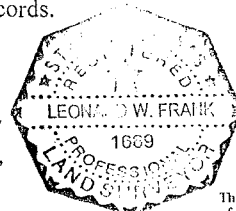
#### Survey Notes

- (1) All bearings are based on the line as referenced on this plat and based on a survey plat by Leonard W. Frank done on November 11, 1993.
- (2) This property is shown to be inside the flood hazard boundary areas as determined by FEMA on Firm No. 48089C0425 C, effective date January 3, 1990.
- (3) Field Notes to accompany this plat.

Preston Faykus  
100 Acres  
Vol. 219, Pg. 295  
Deed Records

Survey Plat of a 0.406 acre tract and a 0.296 acre easement situated in the Town of Garwood, Preston Gilbert Survey, Abstract No. 25, Colorado County, Texas, said tracts being part of that tract described in a deed dated June 17, 1980, from William Neal Lehrer and Dorothy Jane Lewis, Independent Executors, to William Paul Lehrer, recorded in Volume 413, Page 224, Colorado County Deed Records.

I, Leonard W. Frank, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described hereon, is correct and there are no encroachments apparent on the ground, and that all improvements, if any, be wholly within the property lines, except as shown or noted hereon. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey.



Surveyor's Address: 102 Beeica Street  
Columbus, Texas 78934  
Phone: (979) 732-3114

Leonard W. Frank, Registration No. 1669

Special Note:  
This survey is being provided for the use of the current parties and that no license has been created, express or implied, to copy the survey except as necessary in conjunction with the original transaction.

Drawn By: Matt Loessin  
Drawing No: 01-186

Policy No. \_\_\_\_\_

1  
Property

030  
Code

(Continued on inside back flap)  
\$671.00  
Total Premium

**SCHEDULE A**

3F No.: 2001318

Owner Policy No.: **TR** 3138644

2/01

Date of Policy: December 19, 2001, 10:30am Policy Amount: \$ 60,000.00

Premium: \$ 671.00

1. Name of Insured: Thomas Carnes

2. We insure your interest in the land covered by this Policy is: fee simple

3. Legal Description of land:

A tract containing 0.406 acre of land, more or less, a part of Outlot No. 9 of the Town of Garwood, in Colorado County, Texas, together with the use of a certain non-exclusive roadway easement, 0 feet in width, containing 0.296 acre of land, more or less, for access thereto from a public roadway, being Mansfield Street in the town of Garwood; being more particularly described on Exhibit "A" attached hereto and made a part hereof.

And this being the same land described in that certain Deed from William Paul Lehrer and wife, Monica Lehrer, to Thomas Carnes, dated December 14, 2001, filed for record on December 19, 2001, and recorded in Volume 390, Page 148, Official Records of Colorado County, Texas.

The Colorado County Abstract Company, Inc.,  
dba Elliott & Waldron Abstract Company

By: 

Authorized Countersignatory



tract to a chain link fence corner post, said corner being also West corner of a 0.406 acre tract this day surveyed by Leonard W. Frank for William Paul Lehrer;

**THENCE** S 24° 54' 43" E a distance of 106.06 feet with Southwest line of said 0.406 acre tract to a concrete marker for corner, said corner being in Southeast line of said Outlot No. 9 and Northwest line of a 100 acre tract conveyed to Preston Faykus, Volume 219, Page 295, Colorado County Deed Records;

**THENCE** S 62° 19' 47" W a distance of 19.72 feet with Northwest line of said 100 acre tract to a 3/8 inch iron rod set for Southwest corner of said Outlot 9 and Southeast corner of said Outlot 8;

THENCE N 25° 00' W a distance of 648.36 feet with Northeast line of said Outlot 8 and Southwest line of said Outlot 9 to place of beginning, containing 0.296 acre of land as surveyed by Leonard W. Frank, County Surveyor of Colorado County, Texas, and Registered Professional Land Surveyor, Registration No. 1669.

Plat to accompany Field Notes.

I, Leonard W. Frank, Registered Professional Land Surveyor of Colorado County, Texas, do hereby certify that I did survey on the ground the above described tract of land and to the best of my knowledge and belief the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 15<sup>th</sup> day of December 2001.



Leonard W. Frank  
County Surveyor of Colorado County, Texas  
Registered Professional Land Surveyor  
Registration No. 1669

