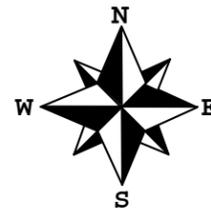


# COLORADO COUNTY, TEXAS

## E. TUMLINSON SURVEY

### ABSTRACT NO. 44



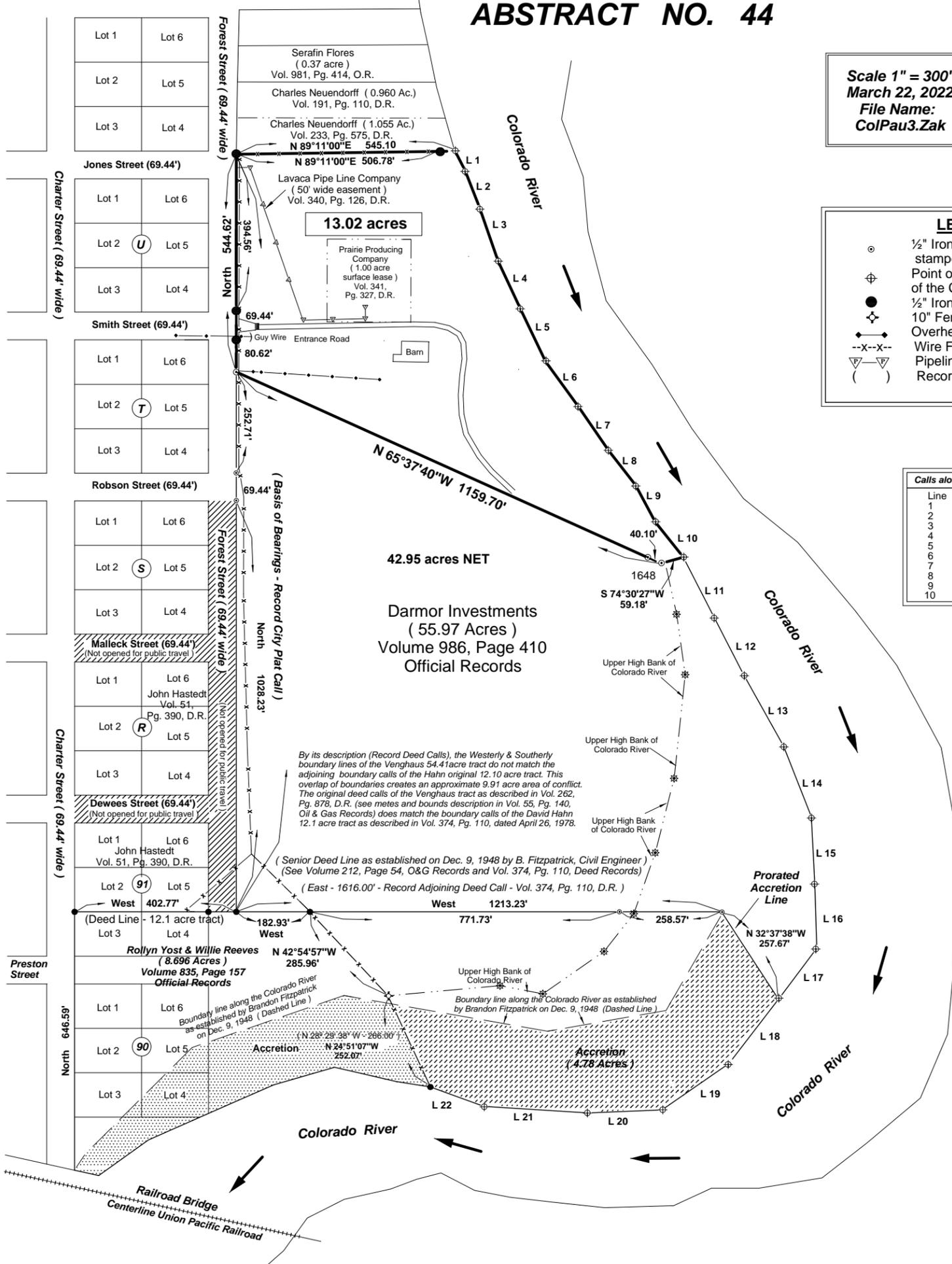
Scale 1" = 300'  
March 22, 2022  
File Name:  
ColPau3.Zak

**LEGEND**

- ½" Iron rod set with cap stamped RPLS 4173
- ⊕ Point on the lower bank of the Colorado River
- ½" Iron rod found
- ⊕ 10" Fence Corner Post
- X—X— Overhead Power Line
- X--- Wire Fence
- ▽ Pipeline
- ( ) Record Deed Calls

**Calls along low bank of Colorado River**

Line	Bearing	Distance
1	S 27°30'26"E	52.83'
2	S 21°15'51"E	101.29'
3	S 18°58'34"E	140.14'
4	S 24°55'05"E	130.23'
5	S 25°31'30"E	148.92'
6	S 35°53'56"E	137.19'
7	S 34°24'22"E	134.13'
8	S 37°43'43"E	111.70'
9	S 27°57'03"E	103.17'
10	S 38°29'23"E	111.92'



Survey Plat of a 13.02 acre tract of land situated in the Elizabeth Tumlinson Survey, Abstract No. 44, Colorado County, Texas and being a part or portion of that same land described as 55.97 acres in Deed dated December 20, 2021 in Deed dated December 20, 2021 from Kenneth Venghaus, as Independent Executor of the Estate of Lucille Venghaus, Deceased to Darmor Investments, LP, recorded in Volume 986, Page 410, Colorado County Official Records.

- Notes**
- (1) This property is subject to the rights of the public to any area located within a public roadway, street or alley.
  - (2) All fence lines are shown in their general locations and may not represent an exact location of the entire fence.
  - (3) This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
  - (4) This property is subject to any conflicting rights, claims or other matters which may exist or arise by virtue of the discrepancy between the fence lines and actual property lines as shown on the survey plat.
  - (5) This survey is valid for this transaction only.
  - (6) Title information was not furnished. The following matters are listed under Schedule B:
    - (a) Easement to Lavaca Pipe Line Company as recorded in Volume 340, Page 126, D.R., and (Affects property as shown on survey plat)
    - (b) Surface lease to Prairie Producing Company as recorded in Vol. 341, Pg. 327, D.R., and (Affects property as shown on survey plat)
    - (c) Easement to Central Power & Light Company as recorded in Vol. 218, Pg. 852, O.R. (Blanket type easement with no locative description)
  - (7) All pipelines as shown on this plat are for information purposes only & do not represent exact physical locations. Property owners must call the pipeline's owner or an official notification center for a precise physical location of all pipelines.
  - (8) This property is subject to the changes in boundary caused by forces of erosion, avulsion and accretion of the Colorado River.
  - (9) Property description to accompany this plat.

**Rau Surveying**  
1276 Hwy. 71  
P.O. Box 692 Columbus, Texas 78934  
Phone: (979) 732-8494 Fax: (979) 732-6468  
Firm No. 10162600



I, Darrell D. Rau, 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.

*Darrell Rau*  
Darrell D. Rau, Registration No. 4173