

## STATE OF TEXAS

## COUNTY OF COLORADO

**FIELD NOTES** of a survey of an 11.277 acre tract of land. Being that certain tract or parcel of land lying and situated in Colorado County, Texas, out of the Timothy McKean Survey, Abstract No. 416. Said 11.277 acres of land being the same property described in deeds to Evelyn Klekar, recorded in Volume 518, Page 338, Colorado County Deed Records and in Volume 23, Page 309- Colorado County, Texas, to which reference is made for all purposes and the said 11.277 acre tract being described by Metes and bounds as follows, TO-WIT:

**BEGINNING** at a ½ inch iron rod found (called for in Volume 23, Page 309- Official Records of Colorado County, Texas) for the West corner of said 11.277 acre tract, said corner being also a corner of a 135 acre tract conveyed to Oscar Botard, Volume 210, Page 539- Deed Records of Colorado County, Texas;

**THENCE** N 26° 21' E a distance of 814.27 feet with the Northwest line of said 11.277 acre tract and the Southeast line of said 135 acre tract to a 2 inch iron pipe found (not called for) for the North corner of said 11.277 acre tract;

**THENCE** S 63° 22' 36" E a distance of 562.60 feet with a Southwest line of said 135 acre tract to a 5/8 inch iron rod found (not called for) for the East corner of said 11.277 acre tract, said iron rod being also the North corner of a 23.28 acre tract conveyed to John C. Ashley, Volume 5, Page 350- Official Records of Colorado County, Texas;

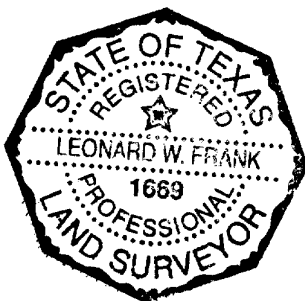
**THENCE** S 26° 12' 30" W a distance of 826.40 feet with the Northwest line of said 23.28 acre tract to a 5/8 inch iron rod found (not called for) for corner;


**THENCE** S 25° 46' 39" W a distance of 102.34 feet to a ½ inch iron rod found (called for in Volume 23, Page 3309- Official Records Colorado County, Texas);

**THENCE** N 51° 56' 59" W a distance of 577.66 feet with the Northeast line of a dirt road and the Northeast line of said 135 acre tract to the place of beginning, containing 11.277 acres of land as surveyed by Leonard W. Frank, County Surveyor of Colorado County, Texas, and Registered Professional Land Surveyor, Registration No. 1669.

I, Leonard W. Frank, Registered Professional Land Surveyor of Colorado County, Texas, do hereby certify that I 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 20<sup>th</sup> day of October, 1998.



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

# Colorado County, Texas

## Timothy McKean Survey

### Abstract No. 416



Scale 1" = 200'  
October 20, 1998

Oscar Botard  
135 Acres  
Volume 210, Page 539

Control Monument  
2" Iron Pipe Found

11.277 Acres

Reference Boundary  
(N 26°21'00"E - 814.18')  
N 26°21'00"E

S 63°22'36"E

562.60'

826.40'

John C. Ashley  
23.28 Acres  
Volume 5, Page 350  
Official Records

Control Monument  
1/2" Iron Rod Found

Oscar Botard  
135 Acres  
Volume 210, page 539

(1.327 Acres conveyed to Evelyn Klekar  
by deed recorded in Vol. 23, Pg. 309,  
Official Records)  
N 51°56'59"W  
(N 51°25'00"W - 577.99')

(S 26°18'W - 102.34')  
S 25°46'39"W 102.34'

Abandoned Railroad R.O.W.

Dirt  
Road

Highway 90 - A



#### Notes

- (1) All bearings are based on the boundary line as referenced above and described in Volume 518, Page 338.
- (2) Field Notes to accompany this plat.

#### Legend

- 1/2" Iron Rod Found as called for in Volume 23, Page 309, Off. Records
- 2" Iron Pipe Found (Not called for in Record Deed)
- 5/8" Iron Rod Found (Not called for in Record Deed)
- x- Wire Fence

Survey Plat of a 11.277 acre tract of land out of the Timothy McKean Survey, Abstract No. 416, situated in Colorado County, Texas being the same property described in deeds to Evelyn Klekar, recorded in Volume 518, Page 338, Colorado County Deed Records, and in Volume 23, Page 309, Colorado County Official Records.

The undersigned Registered Professional Land Surveyor hereby certifies that this survey was made by me on the ground, under my supervision on October 20, 1998 and that this plat correctly represents the facts as found at the time of the survey.

Leonard W. Frank, Registration No.