



Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

**WENDY ZWIENER TRACT 3, 26.9016 ACRE TRACT
ROBERT CUNNINGHAM LEAGUE, ABSTRACT 16
COLORADO COUNTY, TEXAS
PAGE 1 OF 2**

ALL THAT CERTAIN 26.9016 ACRE tract of land lying and situated in the Robert Cunningham League, Abstract 16, Colorado County, Texas, being a portion of all that certain 192.5 acre tract of land conveyed by deed recorded January 16, 1967 from Douglas R. Zwiener to Charles L. Zwiener, as recorded in Volume 536, Page 74 of the Colorado County Deed Records (C.C.D.R.) and further described as all that certain called 196.608 acre tract of land, in change of lease description deed recorded November 6, 1972 from Douglas R. Zwiener, Charles L. Zwiener, Lonny F. Zwiener and Leon F. Zwiener to Robert B. Powell, as recorded in Volume 191, Page 362 of the Colorado County Oil & Gas Records (C.C.O.G.R.), the herein described 26.9016 acre tract of land hereby conveyed being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD83), in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths (S.F.= 0.99987853869) as follows:

COMMENCING at a ½" iron rod found marking the northeast corner of said Charles L. Zwiener called 192.5 acre tract, same being the southeast corner of all that certain called 95 acre tract of land, conveyed by special warranty deed recorded December 12, 1997 from Stephen Williams and Roland M. Williams to J. Williams Family Limited Partnership, as recorded in Volume 247, Page 149 of the Colorado County Official Records (C.C.O.R.), also being in the western boundary line of all that certain called 116.439 acre tract of land, conveyed by warranty deed recorded May 16, 2012 from Lee/Craig Partnership 300, LTD., to Schaeffer Interests, LLC, recorded in Volume 697, Page 138 of the C.C.O.R., being the northeast corner of all that certain Tract 1, being a 116.0814 acre tract of land described by this author on this even date, said **Point of Commencement** being located at Texas State Plane Coordinate position X=2716083.35 and Y=13795473.24;

THENCE South 11°02'43" East, coincident with an Eastern boundary line of said Charles L. Zwiener called 192.5 acre tract and said Tract 1, same being a western boundary line of said Schaffer Interests, LLC called 116.439 acre tract, a distance of 463.21 feet to a ⅝" iron rod with cap marked "KTD 6526" set in a stump hole found marking an exterior corner of said Charles L. Zwiener called 192.5 acre tract and said Tract 1, same being an interior corner of said Schaeffer Interests, LLC called 116.439 acre tract, from which an existing ½" iron rod bears North 1°41'54" West a distance of 1.99 feet, at position X=2716172.08 and Y=13795018.67;

THENCE South 1°12'57" East, coincident with an eastern boundary line of said Charles L. Zwiener called 192.5 acre tract and said Tract 1, same being a western boundary line of said Schaffer Interests, LLC called 116.439 acre tract, a distance of 1270.78 feet to a ⅝" iron rod with cap marked "KTD 6526" set for the southeast corner of said Tract 1 and the northeast corner of all that certain Tract 2, being a 32.4708 acre tract of land described by this author on this even date, at position X=2716199.04 and Y=13793748.34;

THENCE South 1°12'57" East, coincident with an eastern boundary line of said Charles L. Zwiener called 192.5 acre tract and said Tract 2, same being a western boundary line of said Schaffer Interests, LLC called 116.439 acre tract, a distance of 608.50 feet to the **POINT OF BEGINNING** at a ⅝" iron rod with cap marked "KTD 6526" set for the southeast corner of said Tract 2 and the northeast corner of the herein described 29.9016 acre tract, said **Point of Beginning** being located at Texas State Plane Coordinate System position X=2716211.95 and Y=13793140.05;


**WENDY ZWIENER TRACT 3, 26.9016 ACRE TRACT
ROBERT CUNNINGHAM LEAGUE, ABSTRACT 16
COLORADO COUNTY, TEXAS
PAGE 2 OF 2**

THENCE South 1°12'57" East, coincident with an eastern boundary line of said Charles L. Zwiener called 192.5 acre tract, same being a western boundary line of said Schaffer Interests, LLC called 116.439 acre tract, a distance of 608.50 feet to a $\frac{5}{8}$ " iron rod with cap marked "KTD 6526" set for the northeast corner of all that certain Tract 4, being a 21.0787 acre tract of land described by this author on this even date and the southeast corner of the herein described 26.9016 acre tract, at position X=2716224.86 and Y=13792531.77;

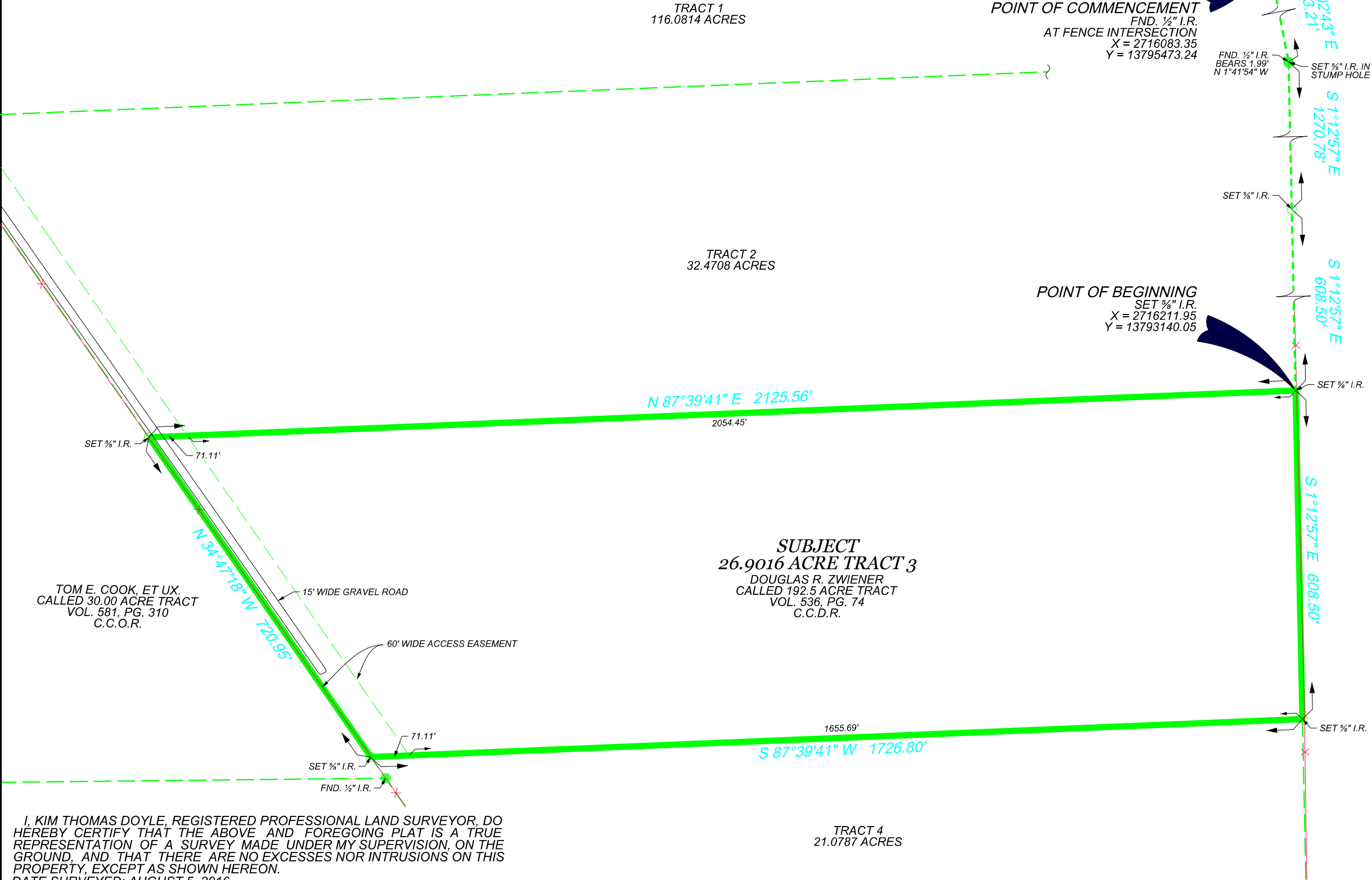
THENCE South 87°39'41" West, coincident with the northern boundary line of said Tract 4, at a distance of 1655.69 feet pass the southeast corner of all that certain 3.3719 acre access easement tract, described by this author on this even date, continuing for a total distance of 1726.80 feet to a $\frac{5}{8}$ " iron rod with cap marked "KTD 6526" set in the southwestern boundary line of said Charles L. Zwiener called 192.5 acre tract, same being in the northeastern boundary line of all that certain called 30.00 acre tract of land, conveyed by warranty deed recorded January 30, 2008 from Richard R. Canales to Tom E. Cook and Jennifer S. Cook, as recorded in Volume 581, Page 310 of the C.C.O.R., for the northwest corner of said Tract 4, the southwest corner of said 3.3719 acre access easement and the herein described 26.9016 acre tract, at position X=2714499.72 and Y=13792461.32;

THENCE North 34°47'18" West, coincident with the southwestern boundary line of said Charles L. Zwiener called 192.5 acre tract and said 3.3719 acre access easement, same being the northeastern boundary line of said Tom E. Cook and Jennifer S. Cook called 30.00 acre tract, a distance of 720.95 feet to a $\frac{5}{8}$ " iron rod with cap marked "KTD 6526" set for the southwest corner of said Tract 2 and the northwest of the herein described 26.0916 acre tract, at position X=2714088.44 and Y=13793053.33;

THENCE North 87°39'41" East, coincident with the southern boundary line of said Tract 2, at a distance of 71.11 feet pass the northeastern boundary line of said 3.3719 acre access easement, continuing for a total distance of 2125.56 feet to the **POINT OF BEGINNING**, containing 29.9016 acres of land, more or less.


Kim T. Doyle
Registered Professional Land Surveyor
Texas Registration Number 6526
September 1, 2016





SCHAEFFER INTERESTS, LLC
CALLED 116.439 ACRE TRACT
VOL. 697, PG. 138
C.C.O.R.

TOM E. COOK, ET UX.
CALLED 30.00 ACRE TRACT
VOL. 581, PG. 310
C.C.O.R.

SUBJECT
26.9016 ACRE TRACT 3
DOUGLAS R. ZWIENER
CALLED 192.5 ACRE TRACT
VOL. 536, PG. 74
C.C.D.R.

SURVEY PLAT OF
TRACT 3,
26.9016 ACRE TRACT

BEING A PORTION OF ALL THAT CERTAIN
DOUGLAS R. ZWIENER
CALLED 192.5 ACRE TRACT

AS RECORDED IN
VOL. 536, PG. 74
OF THE
COLORADO COUNTY DEED RECORDS
IN THE

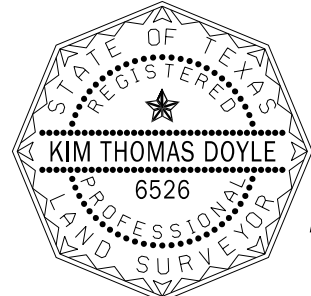
ROBERT CUNNINGHAM LEAGUE
ABSTRACT 16

COLORADO COUNTY, TEXAS
FOR

WENDY ZWIENER

COUNTY ROAD 211

I, KIM THOMAS DOYLE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO
HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT IS A TRUE
REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE
GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS
PROPERTY, EXCEPT AS SHOWN HEREON.
DATE SURVEYED: AUGUST 5, 2016



Kim T. Doyle
KIM THOMAS DOYLE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6526

- NOTES:**
1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
 2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (S.F. = 0.99987853869)
 3. THIS PLAT IS PART OF A SURVEY REPORT INCLUDING A METES AND BOUNDS DESCRIPTION ON FILE IN THE OFFICES OF DOYLE & WACHTSTETTER, INC.
 4. THIS SURVEY DID NOT RELY ON A CURRENT TITLE COMMITMENT; THE INFORMATION CONTAINED ON THIS SURVEY WAS COMPILED FROM DATA BOTH PRIVATE AND PUBLIC, AND FROM THE COLORADO COUNTY COURTHOUSE. IT DOES NOT REPRESENT A COMPLETE DEED RESEARCH AND THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, ENCUMBERANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

- LEGEND**
- FOUND IRON PIPE/ROD
 - SET 5/8" IRON ROD W/ SURVEY CAP "KTD 6526"
 - ✕ BARBED WIRE FENCE
 - - - EASEMENT LINE
 - - - TRACT LINE
 - COMMENCEMENT LINE
 - PROPERTY LINE

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622 FAX: 979.265.9940 FIRM NO.: 10024500

SURVEYED:	MLE 8-5-16	BOOK:	COL. CO. VOL. 5	PROJECT #:	6954-16-01
DRAWN BY:	JDD 8-16-16	CHECKED:	KTD 8-17-16	REVISED:	N/A

USER: \$PERSON
DATE: \$DATE
TIME: \$TIME
FILENAME: \$FILENAME