

Northwest Corner
of Block No. 112

Centerline of Hinton Road

12.5' N 89°36'00"W 371.90'

Centerline of Hinton Road

COLORADO COUNTY, TEXAS

CITY OF WEIMAR

BLOCK NO. 112

SOUTH EAGLE STREET (AKA F.M. HIGHWAY 155) - 80 feet in width

Curb

Curb

N 89°33'42"W 209.47'
Northeast Corner
of Block No. 112

HBT Real Estate Holdings
(1.17 Acres)
Volume 755, Page 837
Official Records

S 89°53'31"W 207.77'
N 89°53'31"E 207.77'
0.595 Acre

Concrete
Parking
Area

0.593 Acre

N 00°35'11"W 33.00'

0.738 Acre

See Curve
Chart

N 87°35'26"W 199.36'

Smith Dairy Queen
(0.536 Acre)
Volume 441, Page 265
Deed Records

Curve Data	
Delta Angle	07°19'34"
Radius	941.19
Arc	120.34
Chord	120.26
Chord Bearing	N 04°14'47"W

COUNTY ROAD

25' Utility Easement - Vol. 552, Pg. 354, D.R.

25' Utility Easement - Vol. 552, Pg. 354, D.R.

25' Utility Easement - Vol. 552, Pg. 351, D.R.

25' Utility Easement - Vol. 552, Pg. 348, D.R.

S 89°32'40"E 120.18'
Area reserved for street widening

N 89°35'00"W 120.39'
Gary & Dustin Helmcamp
Vol. 872, Pg. 535
Off. Records
LOT NO. 1

BLOCK NO. 113

N 89°36'20"E 120.71'
Gary & Dustin Helmcamp
Vol. 872, Pg. 535
Off. Records
LOT NO. 2

N 89°36'20"E 121.07'

David Raabe
Vol. 17, Pg. 114
Off. Records
LOT NO. 3

T. Almeida
Vol. 261, Pg. 565
Off. Records
LOT NO. 4

Chris Bahner
Vol. 364, Pg. 250
Off. Records
LOT NO. 5

BLOCK NO. 113

Arturo Davalos
Vol. 240, Pg. 310
Off. Records
LOT NO. 6

S. Patel
(0.208 ac.)
Vol. 489, Pg. 636
Off. Records

Arturo Davalos
Vol. 692, Pg. 498
Off. Records

N 89°36'00"W 120.23'

Scale 1" = 60'
Sept. 09, 2018
File Name:
Tricounty.Zak



LEGEND

- 1/2" Iron Rod set with plastic cap stamped Rau 4173
- 1/2" I.R. fnd. in concrete
- 1/2" Iron Rod found
- 3/8" I.R. Fnd.
- Overhead Power Line
- Wire Fence

SOUTH EAST STREET (80' wide)

S 00°26'00"E 778.29'

Notes

- (1) This survey & all bearings are based on the record plat of the City of Weimar as recorded in Slide No. 37, Plat Records.
- (2) This property is subject to the rights of the public to any area located within a public roadway, street or alley.
- (3) All fence lines are shown in their general locations and may not represent an exact location of the entire fence.
- (4) This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
- (5) This property is subject to any conflicting rights, claims or other matters which may exist or arise by virtue of a discrepancy between the fence lines and actual property lines.
- (6) This survey was prepared without the benefit of a title commitment.
- (7) Property description to accompany this plat.

Rau Surveying

1276 Hwy. 71
P.O. Box 692 Columbus, Texas 78934
Phone: (979) 732-8494 Fax: (979) 732-8468
Firm No. 10162800

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 D. Rau, Registration No. 4173

Survey Plat of the following two tracts situated in Block No. 112 of the City of Weimar, Colorado County, Texas:

- (1) 0.593 acre tract being that same land described in Deed dated February 2, 2005 from Gary Helmcamp to TCR Investments, recorded in Volume 485, Page 159, Colorado County Official Records, and
- (2) 0.738 acre tract being that same land described as 0.721 acre in Deed dated May 1, 2006 from James Norbert Stech, et al to TCR Investments, recorded in Volume 539, Page 838, Colorado County Official Records.

EXHIBIT "A"

STATE OF TEXAS

COUNTY OF COLORADO

Land Description 0.738 Acres

BEING a tract or parcel containing 0.738 acres of land situated in Block No. 112, City of Weimar, Colorado County, Texas and being that same land described in Deed dated May 1, 2006 from James Norbert Stech, et al to TCR Investments, recorded in Volume 539, Page 838, Colorado County Official Records. Said 0.738 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8" iron rod found for the Northwest corner of Block No. 112, located 16 feet from the center line of Hinton Street at the intersection of the South line of Hinton Road with the East line of South Eagle Street (aka F.M. Highway 155), said iron rod also being the Northwest corner of a 1.17 acre tract which was conveyed to HBT Real Estate Holdings by deed recorded in Volume 755, Page 837, Official Records;

THENCE along the East line of South Eagle Street, S 00° 35' 11" E, at 247.24 feet passing a 1/2" iron rod found for the Southwest corner of the HBT Real Estate Holdings 1.17 acre tract and the Northwest corner of the Gary Helmcamp tract (Tri-County Realty Office- Vol. 649, Pg. 367, O.R.), at 372.24 feet set a 1/2" iron rod for the Southwest corner of the Tri-County Realty tract and the Northeast county of a 0.593 acre TCR Investments tract (Vol. 485, Pg. 159, O.R.), continuing for a total distance of 497.24 feet to a 1/2" iron rod set for the **POINT OF BEGINNING** and Northwest corner of the herein described tract;

THENCE leaving said street and along the South line of the TCR Investment tract, N 89° 53' 39" E a distance of 206.06 feet to a 1/2" iron rod found at a fence corner on the East line of Block No. 112 for the Northeast corner of the herein described tract and being the Southeast corner of the TCR Investments tract, also being on the West line of Lot No. 5 (Chris Bahner - Vol. 364, Pg. 250, O.R.) which is a subdivision lot in Block No. 113 of the Kusey Subdivision as recorded in Slide No. 37, Plat Records;

THENCE along the East line of Block No.112, common with the West lines of Lots 5, 6 and the S.Patel lot (Vol. 489, Pg. 636, O.R.) of the Kusey Subdivision of Block No. 113, S 00° 50' 24" E a distance of 161.71 feet to a 1/2" iron rod set at a fence corner for the Southeast corner of the herein described tract and being the Northeast corner of the Dairy Queen 0.536 acre tract as described in Volume 441, Page 265, Deed Records;

THENCE following an existing fence along the North line of Dairy Queen tract , N 87° 35' 26" W a distance of 199.36 feet to a 1/2" iron rod set near a fence corner on the curved East line of South Eagle Street for the Southwest corner of the herein described tract and being the Northwest corner of the Dairy Queen tract;

THENCE along the East line of South Eagle Street and the West line of Block No. 112, the following calls:

- In a Northwesterly line along a curve to the right having a radius of 941.19 feet, an arc length of 120.34 feet, a delta angle of 07° 19' 34" and whose chord bears N 04° 14' 47" W a distance of 120.26 feet to a 1/2" iron rod set for the end of this curve, and
- N 00° 35' 11" W a distance of 33.00 feet to the **POINT OF BEGINNING**, containing 0.738 acres of land.

Notes:

- (1) All bearings are based on the City of Weimar subdivision plat.
- (2) A survey plat to accompany this description.



Darrell D. Rau
Registered Professional Land Surveyor
Registration No. 4173
Firm No. 10162600

Date: Sept.09, 2018

