

TBPLS Firm 10000100
TBPE Firm 17957COLORADO COUNTY, TEXAS
HENRY AUSTIN FIVE LEAGUE GRANT, ABSTRACT NO. 4

DESCRIPTION OF A 0.2567 ACRE TRACT OF LAND OUT OF THE HENRY AUSTIN FIVE LEAGUE GRANT, ABSTRACT NO. 4, COLORADO COUNTY, TEXAS AND BEING PART OF LOT 1, BLOCK 56 OF THE TOWN OF WEIMAR AS PER SLIDE NO. 27, OF THE PLAT RECORDS OF COLORADO COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS THAT CALLED 0.2561 TRACT OF LAND DESCRIBED IN A DEED DATED AUGUST 7, 2015 FROM JEREMY R. TURLINGTON, ET UX TO KYLE CHRISTEN, AS RECORDED IN VOLUME 789, PAGE 415, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 0.2567 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8 inch iron rod found (Grid Coordinates: N 13,811,472.77 USft E 2,671,625.91 USft) at the intersection of the Westerly line of N. Summit Street and the Southerly line of W. North Street for the Northeast corner of said Lot 1, being the Northeast corner of the herein described tract;

THENCE South 04° 33' 46" West (called South 06° 30' 00" West) with the Westerly line of N. Summit Street, being the Easterly line of said Lot 1 a distance of 111.77 feet (called 111.55') to a point for the Southeast corner of the herein described tract, being the Northeast corner of a called 65 feet by 98 feet tract of land described in a deed dated July 31, 2020 from Timothy E. Leihardt to Kyle Christen, as recorded in Volume 936, Page 166, Colorado County Official Records, from which a 3/8 inch iron rod found bears South 85° 28' 24" East a distance of 0.07 feet, also from which a 1/2 inch iron rod found bears South 04° 33' 46" West a distance of 170.02 feet;

THENCE North 85° 28' 24" West (called North 85° 28' 24" West) with the Northerly line of said 65 feet by 98 feet tract, being the Southerly line of the herein described tract a distance of 100.04 feet (called 100.00') to a point in the Easterly line of the called West one-half of Lot 1, Block 56 from Sadie Shaver, et al to City of Weimar, Texas, as recorded in Volume 346, Page 41, Colorado County Deed Records for the Southwest corner of the herein described tract, being the Northeast corner of said 65 feet by 98 feet tract, from which a 3/8 inch iron rod found bears North 85° 28' 24" West a distance of 0.19 feet, also from which a 1/2 inch iron rod found bears South 04° 34' 11" West a distance of 170.05 feet;

THENCE North 04° 34' 11" East (called North 06° 30' 00" East) with the Easterly line of said City of Weimar tract, being the Westerly line of the herein described tract a distance of 111.78 feet (called 111.55') to a 3/8 inch iron rod found in the Southerly line of W. North Street for the Northwest corner of the herein described tract, being the Northeast corner of said City of Weimar tract;

THENCE South 85° 28' 10" East (called South 83° 30' 00" East, Vol. 789 Pg. 415, O.R.C.C.T.) with the Southerly line of W. North Street, being the Northerly line of the herein described tract a distance of 100.03 feet (called 100.00') to the **POINT OF BEGINNING**, containing **0.2567 ACRE** of land, more or less.

1. Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/2011 [EPOCH: 2010]
2. All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.999868681.
3. Any reference to a 5/8" iron rod set w/cap is a 5/8" iron rebar 24" inches long and set with a 2" aluminum cap stamped "FSC INC - TX FIRM #10000100".

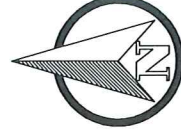
This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on August 13 & 15, 2021.

Matthew W. Loessin
Registered Professional Land Surveyor No. 5953
Project No. 2021070887
Word File: 2021070887_0.2567_acre_m&b.docx
ACAD File: 2021070887.dwg



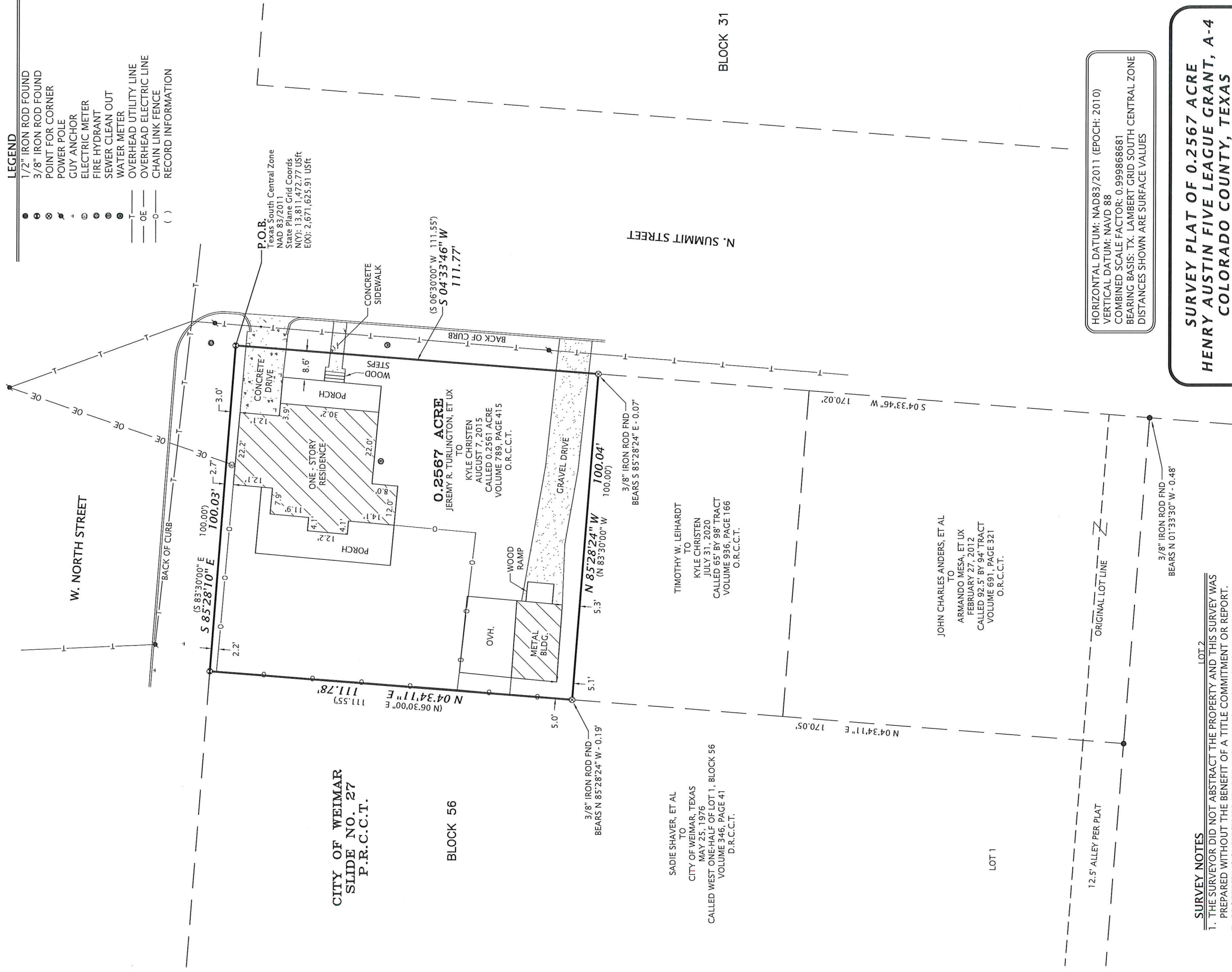
Date: 12/27/2021

**COLORADO COUNTY, TEXAS
HENRY AUSTIN FIVE LEAGUE GRANT
ABSTRACT NO. 4**



LEGEND

- 1/2" IRON ROD FOUND
- 3/8" IRON ROD FOUND
- POINT FOR CORNER
- POWER POLE
- GUY ANCHOR
- ELECTRIC METER
- FIRE HYDRANT
- SEWER CLEAN OUT
- WATER METER
- OVERHEAD UTILITY LINE
- OVERHEAD ELECTRIC LINE
- CHAIN LINK FENCE
- () RECORD INFORMATION



SURVEY NOTES

1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR REPORT.
2. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY
3. A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

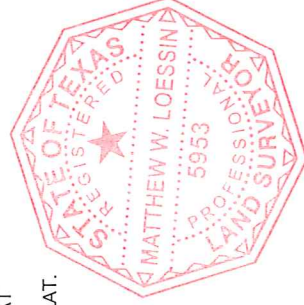
SURVEYOR CERTIFICATION

THIS SURVEY WAS MADE ON THE GROUND ON AUGUST 13 & 15, 2021 AND UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

Matthew W. Loessin
FOR FSC, INC.

BY: MATTHEW W. LOESSIN, RPLS
TEXAS REGISTRATION NO. 5953

12/27/2021



HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
VERTICAL DATUM: NAVD 88
COMBINED SCALE FACTOR: 0.999868681
BEARING BASIS: TX LAMBERT GRID SOUTH CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES

**SURVEY PLAT OF 0.2567 ACRE
HENRY AUSTIN FIVE LEAGUE GRANT, A-4
COLORADO COUNTY, TEXAS**

DATE: 12/27/2021
DRAWN BY: KAC
CHECKED BY: MWL
FIELD CREW: KAC
PROJECT NO: 2021070887
COUNTY: COLORADO
SCALE: 1" = 30'
SHEET: 1 OF 1



2205 Walnut Street - Columbus, TX 78934
Ph: 979.732.3114 - Fax: 979.732.5271
TBPLS FIRM 10000100 - TBPE FIRM 17957
www.fscinc.net

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WITHOUT RED LICENSE SEAL AND BLUE SIGNATURE OF SURVEYOR