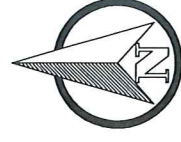


**COLORADO COUNTY, TEXAS  
HENRY AUSTIN FIVE LEAGUE GRANT  
ABSTRACT NO. 4**



**LEGEND**

- ⊙ 5/8" IRON ROD SET W/ 2" ALUM. CAP
- 1/2" IRON ROD FOUND
- ⊙ 3/8" IRON ROD FOUND
- ⊙ POINT FOR CORNER
- ⊙ POWER POLE
- ⊙ WATER METER
- OVERHEAD UTILITY LINE
- WOOD FENCE
- ( ) RECORD INFORMATION

W. NORTH STREET

**P.O.C.**  
Texas South Central Zone  
NAD 83/2011  
State Plane Grid Coords  
N(7): 13,811,472.77 USft  
E(X): 2,671,625.91 USft

**CITY OF WEIMAR  
SLIDE NO. 27  
P.R.C.C.T.**

BLOCK 56

JEREMY R. TURLINGTON, ET UX  
TO  
KYLE CHRISTEN  
AUGUST 7, 2015  
CALLED 0.2561 ACRE  
VOLUME 789, PAGE 415  
O.R.C.C.T.

**P.O.B.**  
Texas South Central Zone  
NAD 83/2011  
State Plane Grid Coords  
N(7): 13,811,361.37 USft  
E(X): 2,671,617.02 USft

**0.1493 ACRE**  
TIMOTHY W. LEIHARDT  
TO  
KYLE CHRISTEN  
JULY 31, 2020  
CALLED 65' BY 98' TRACT  
VOLUME 936, PAGE 166  
O.R.C.C.T.

SADIE SHAVER, ET AL  
TO  
CITY OF WEIMAR, TEXAS  
MAY 25, 1976  
CALLED WEST ONE-HALF OF LOT 1, BLOCK 56  
VOLUME 346, PAGE 41  
D.R.C.C.T.

JOHN CHARLES ANDERS, ET AL  
TO  
ARMANDO MESA, ET UX  
FEBRUARY 27, 2012  
CALLED 92.5' BY 94' TRACT  
VOLUME 691, PAGE 321  
O.R.C.C.T.

LOT 1

12.5' ALLEY PER PLAT

LOT 2

**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.

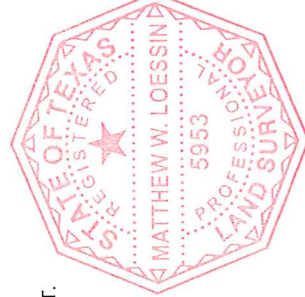
**SURVEYOR CERTIFICATION**

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



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

**SURVEY PLAT OF 0.1493 ACRE  
HENRY AUSTIN FIVE LEAGUE GRANT, A-4  
COLORADO COUNTY, TEXAS**



**FSC INC**  
SURVEYORS+ENGINEERS  
2205 Walnut Street - Columbus, TX 78934  
Ph: 979.732.3114 - Fax: 979.732.5271  
TBPLS FIRM 1000100 - TBPE FIRM 17957  
www.fscinc.net

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

© COPYRIGHT 2021 - ALL RIGHTS RESERVED - THIS SURVEY IS NOT ORIGINAL  
WITHOUT RED LICENSE SEAL AND BLUE SIGNATURE OF SURVEYOR

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

**DESCRIPTION OF A 0.1493 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 65 FEET BY 98 FEET TRACT OF LAND DESCRIBED IN A DEED DATED JULY 31, 2020 FROM TIMOTHY W. LEIHARDT TO KYLE CHRISTEN, AS RECORDED IN VOLUME 936, PAGE 166, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 0.1493 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** 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 a called 0.2561 acre 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, Colorado County Official Records;

**THENCE** South 04° 33' 46" West with the Westerly line of N. Summit Street, being the Easterly line of said Lot 1 a distance of 111.77 feet to a point [Grid Coordinates: **N** 13,811,361.37 USft **E** 2,671,617.02 USft] for the Northeast corner and being the **POINT OF BEGINNING** of the herein described tract, being the Southeast corner of said 0.2561 acre tract, from which a 3/8 inch iron rod found bears South 85° 28' 24" East a distance of 0.07 feet;

**THENCE** South 04° 33' 46" West [called South] continuing with the Westerly line of N. Summit Street, being the Easterly line of said Lot 1 a distance of 65.00 feet [called 65'] to a 5/8 inch iron rod set w/cap for the Southeast corner of the herein described tract, being the Northeast corner of a called 92.5 feet by 94 feet tract of land described in a deed dated February 27, 2012 from John Charles Anders, et al to Armando Mesa, et ux, as recorded in Volume 691, Page 321, Colorado County Official Records, from which a 1/2 inch iron rod found for the Southeast corner of said Mesa tract bears South 04° 33' 46" West a distance of 105.02 feet;

**THENCE** North 85° 28' 24" West [called West] with the Northerly line of said Mesa tract, being the Southerly line of the herein described tract a distance of 100.05 feet [called 98'] to a 5/8 inch iron rod set w/cap 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 Northwest corner of said Mesa tract, from which a 1/2 inch iron rod found for the Southwest corner of said Mesa tract bears South 04° 34' 11" West a distance of 105.05 feet;

**THENCE** North 04° 34' 11" East [called North] with the Easterly line of said City of Weimar tract, being the Westerly line of the herein described tract a distance of 65.00 feet [called 65'] to a point for the Northwest corner of the herein described tract, being the Southwest corner of said 0.2561 acre 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 3/8 inch

iron rod found in the Southerly line of W. North Street for the Northwest corner of said 0.2561 acre tract, being the Northeast corner of said City of Weimar tract bears North 04° 34' 11" East a distance of 111.78 feet;

**THENCE** South 85° 28' 24" East [called South 83° 30' 00" East, Vol. 789 Pg. 415, O.R.C.C.T.] with the Southerly line of said 0.2561 acre tract, being the Northerly line of the herein described tract a distance of 100.04 feet [called 100.00'] to the **POINT OF BEGINNING**, containing **0.1493 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.

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Matthew W. Loessin  
Registered Professional Land Surveyor No. 5953  
Project No. 2021070887  
Word File: 2021070887\_0.1493\_acre\_m&b.docx  
ACAD File: 2021070887.dwg



Date: 12/27/2021

