



STATE OF TEXAS  
 COUNTY OF COLORADO

HENRY AUSTIN SURVEY, ABSTRACT NO. 4

**DESCRIPTION OF A 0.5589 ACRE TRACT OUT OF BLOCK 29, CITY OF WEIMAR, COLORADO COUNTY, TEXAS AND BEING ALL OF CALLED LOT NO. 5 AND THE EASTERNLY 26 FEET OF LOT 6, DESCRIBED IN A DEED DATED FEBRUARY 28, 1997 FROM LYDIA M. MERREM TO JACK M. BARNES, SR., RECORDED IN VOLUME 218, PAGE 614, COLORADO COUNTY OFFICIAL RECORDS, ALL OF CALLED WEST 74 FEET OF LOT NO. 6, DESCRIBED AS FIRST TRACT IN A DEED DATED AUGUST 18, 1997 FROM HENRY G. GUNN TO JACK M. BARNES, SR., RECORDED IN VOLUME 234, PAGE 861, COLORADO COUNTY OFFICIAL RECORDS, AND ALL OF THE RESIDUE OF CALLED LOT 7 DESCRIBED AS SECOND TRACT IN A DEED DATED AUGUST 18, 1997 FROM HENRY G. GUNN TO JACK M. BARNES, SR., RECORDED IN VOLUME 234, PAGE 861, COLORADO COUNTY OFFICIAL RECORDS FOR WHICH REFERENCE IS MADE AND THE SAID 0.5589 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 3/8 inch iron rod found [Grid Coordinates: N 13,808,753.83 USft E 2,671,689.06 USft] in the Southerly line of West Church Street, for the Northeast corner of a called 0.267 acre tract of land described as Tract 2 in a deed dated October 24, 2022 from Warren G. Ulrich, et ux to Austin Pieper, recorded in Volume 1016, Page 934, Official Records Colorado County, being the Northwest corner of the herein described tract, from which a 3/8 inch iron rod found for the Northwest corner of Block 29 and a called 0.2755 acre tract of land described in a deed dated March 21, 2022 from Bernice F. Stavinoha to Dianna R. Sciba, recorded in Volume 994, Page 191, Official Records Colorado County bears, North 85° 28' 02" West a distance of 197.04 feet;

**THENCE** South 85° 28' 02" East (called East) continuing with the Southerly line of West Church Street, being the Northerly line of the herein described tract a distance of 202.86 feet to an x-cut set in concrete at the intersection of the Southerly line of West Church Street and the West line of South College Street for the Northeast corner of Block 29 and the herein described tract;

**THENCE** South 04° 29' 00" West (called South) along the Westerly line of South College Street, being the Easterly line of the herein described tract a distance of 119.95 feet (called 120.00') to an x-cut set in concrete in the Northerly line of a called 25 foot alley, for the Southeast corner of the herein described tract;

**THENCE** North 85° 28' 02" West (called West) along the Northerly line of said 25 foot alley, being the Southerly line of the herein described tract a distance of 203.20 feet to a 4 inch by 4 inch wood post found for the Southeast corner of said 0.267 acre tract, being the Southwest corner of the herein described tract, from which a 5/8 inch iron rod found for the Southwest corner of said 0.2755 acre tract bears, North 85° 28' 02" West a distance of 196.80 feet;

**THENCE** North 04° 38' 40" East (called North) along the Easterly line of said 0.267 acre tract, being the Westerly line of the herein described tract a distance of 119.95 feet (called 120.00') to the **POINT OF BEGINNING**, containing **0.5589 ACRE** of land, more or less.

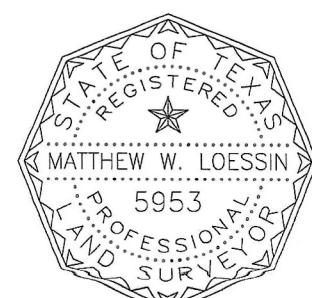
1. Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/2011 (EPOCH: 2010)
2. All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.999870017
3. Any reference to a 5/8" iron rod set w/cap is a 5/8" iron rebar 24" inches long 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 April 23 & 24, 2025 and May 5, 2025.

Matthew W. Loessin  
 Registered Professional Land Surveyor No. 5953  
 Project No. 2025040124  
 Word File: 2025040124\_0.5589\_m&b.docx  
 ACAD File: 2025040124.dwg



Date: May 5, 2025



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