

**SURVEY PLAT OF 0.5589 ACRE**  
**CITY OF WEIMAR, BLOCK 29**  
**COLORADO COUNTY, TEXAS**

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)  
VERTICAL DATUM: NAVD 88  
COMBINED SCALE FACTOR: 0.999870017  
BEARING BASIS: TX. LAMBERT GRID SOUTH CENTRAL ZONE  
DISTANCES SHOWN ARE SURFACE VALUES

BLOCK 11

**WEST CHURCH STREET**  
(80' R.O.W. PER PLAT)

P.O.B.  
Texas South Central Zone  
NAD 83/2011  
State Plane Grid Coords  
NXY: 13,808,753.83 USFT  
EQU: 2,671,689.06 USFT

HENRY G. GUNN  
TO  
JACK M. BARNES, SR.  
AUGUST 18, 1997  
SECOND TRACT - RESIDUE OF LOT 7  
VOLUME 234, PAGE 861  
O.R.C.C.T.

WARREN R. ULRICH, ET UX  
TO  
AUSTIN PIEPER  
OCTOBER 24, 2022  
TRACT 2 CALLED 0.267 ACRE  
VOLUME 1016, PAGE 934  
O.R.C.C.T.

BERNICE F. STAVINOHA  
TO  
DIANA R. SCIBA  
MARCH 21, 2022  
CALLED 0.2755 ACRE  
VOLUME 994, PAGE 191  
O.R.C.C.T.

**0.5589 TOTAL ACRE**  
  
HENRY G. GUNN  
TO  
JACK M. BARNES, SR.  
AUGUST 18, 1997  
FIRST TRACT - CALLED WEST 7/4 OF LOT NO. 6  
VOLUME 234, PAGE 861  
O.R.C.C.T.

LYDIA M. MERREM  
TO  
JACK M. BARNES, SR.  
FEBRUARY 28, 1997  
26' OF LOT NO. 6  
VOLUME 218, PAGE 614  
O.R.C.C.T.

**SOUTH COLLEGE STREET**  
(80' R.O.W. PER PLAT)

BLOCK 20

BLOCK 27

**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 AND NOT SHOWN ON SURVEY.
3. ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AS MARKED ABOVE GROUND. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

**SURVEYOR CERTIFICATION**

THIS SURVEY WAS MADE ON THE GROUND ON APRIL 23 & 24, 2025 AND MAY 5, 2025 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

FOR FSC INC.  
BY: MATTHEW W. LOESSIN, RPS  
TEXAS REGISTRATION NO. 5953  
DATE SIGNED: MAY 05, 2025



**HENRY AUSTIN SURVEY**  
A - 4

PATRICK E. GIBSON, ET UX  
TO  
CAROL BITTNER  
NOVEMBER 25, 2019  
CALLED LOTS 1 & 2  
VOLUME 914, PAGE 628  
O.R.C.C.T.

WARREN R. ULRICH, ET UX  
TO  
AUSTIN PIEPER  
OCTOBER 24, 2022  
TRACT 1 CALLED 0.195 ACRE  
VOLUME 1016, PAGE 934  
O.R.C.C.T.

**LEGEND**

- 5/8" IRON ROD SET W/ 2" ALUM. CAP
- 3/8" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- X-CUT IN CONCRETE
- FENCE POST (AS NOTED)
- POWER POLE
- LIGHT POLE
- GUY ANCHOR
- ELECTRIC METER
- WATER METER
- GAS METER
- AC UNIT
- OVERHEAD ELECTRIC LINE
- WOOD FENCE
- CHAIN LINK FENCE
- ( )



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

PROJECT NO: 202504024 - COUNTY: COLORADO  
SCALE: 1" = 40' - SHEET 1 OF 1  
DATE: 05.05.25 - DRAWN BY: TTH - FIELD CREW: RC/BE  
© COPYRIGHT 2025 - ALL RIGHTS RESERVED - THIS SURVEY IS NOT ORIGINAL  
WITHOUT RED LICENSE SEAL AND BLUE SIGNATURE OF SURVEYOR

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 EASTERLY 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. Stavinocha 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



DRIVING PERFORMANCE. DELIVERING RESULTS.