

**COLORADO COUNTY , TEXAS
CITY OF WEIMAR
BLOCK NO. 49**



Scale 1" = 40'
January 26, 2016
File Name:
Kosler.Zak

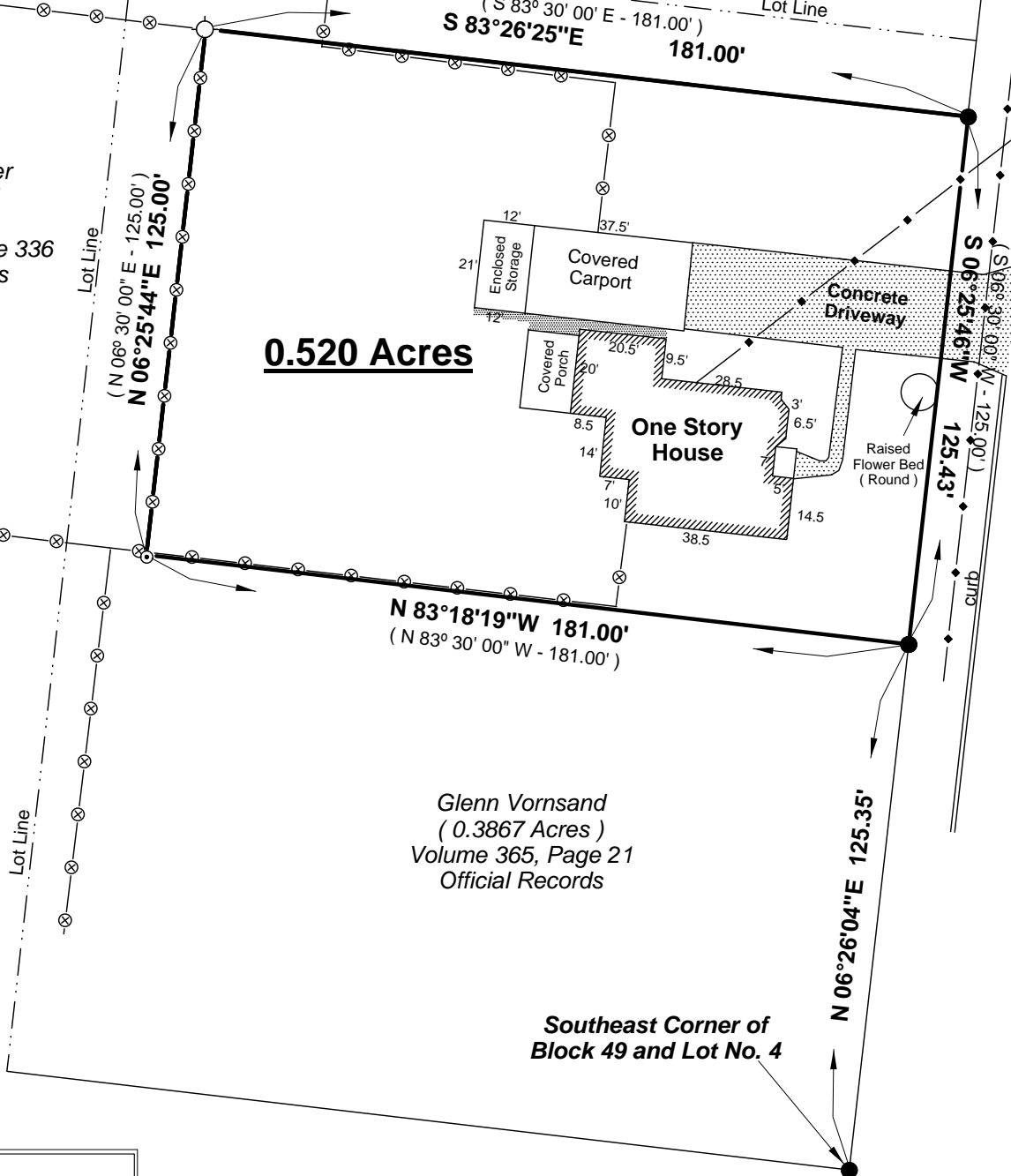
Alvin Wick
(99' x 247' Lot)
Volume 341, Page 14
Official Records

Shane Hollas
(99' x 153' Lot)
Volume 405, Page 493
Official Records

Bernard Kosler
to Floyd Hall
(69' x 125')
Volume 600, Page 336
Deed Records

Glenn Vornsand
(0.3867 Acres)
Volume 365, Page 21
Official Records

Called 12.5' wide City Alley by City of Weimar Plat recorded in Slide 37, Colorado County Plat Records
Lot Line
(S 83° 30' 00" E - 181.00')
Lot Line



South Summit Street (80' wide)

0.520 Acres

One Story House

Concrete Driveway

Covered Carport

Covered Porch

Raised Flower Bed (Round)

Southeast Corner of Block 49 and Lot No. 4

LEGEND

- ⊙ 1/2" Iron Rod set with plastic cap stamped RPLS 4173
- 1/2" Iron Rod found
- () Record Deed Calls
- Overhead Power Line
- ⊗ Chain-link fence corner post
- ⊗ Chain-link Fence

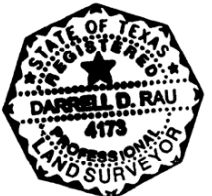
- Notes
- (1) This survey is based on the record plat of the City of Weimar as recorded in Slide 37, Colorado County Plat Records.
 - (2) All bearings are based on the City of Weimar subdivision plat. Said Basis being N 06°30' 00" E along the center of Mechanic Street.
 - (3) This property is subject to the rights of the public to any area located within a public roadway, street or alley.
 - (4) All fence lines are shown in their general locations and may not represent an exact location of the entire fence.
 - (5) This survey was completed without the benefit of an abstract of title.
 - (6) This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
 - (7) 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.
 - (8) This property is subject to any conflicting rights, claims or other matters which may exist or arise by virtue of a 12.50 foot wide city alley discrepancy between the original City of Weimar Plan recorded in Volume S, Page 813, Deed Records and the adopted City of Weimar Plan recorded in Slide No. 37, Colorado County Plat Records.
 - (9) This survey was prepared without the benefit of a title commitment.
 - (10) Property description to accompany this plat.

Survey Plat of a 0.520 acre tract of land which is part of Lot 4 in Block No. 49 of the City of Weimar, Colorado County, Texas and being a part or portion of that same land described in Deed dated December 15, 1954 from Henry Hasse, Sr., et ux to Bernard H. Kosler, et ux, recorded in Volume 181, Page 611, Colorado County Deed Records.

Rau Surveying
1276 Hwy. 71
P.O. Box 692 Columbus, Texas 78934
Phone: (979) 732-8494 Fax: (979) 732-6468
Firm No. 10162600

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



STATE OF TEXAS

COUNTY OF COLORADO

**Land Description
0.520 Acres**

BEING a tract or parcel containing 0.520 acres of land situated in Colorado County, Texas and being a part of Lot 4 in Block No. 49 of the City of Weimar, Colorado County, Texas and being a part or portion of that same land described in Deed dated December 15, 1954 from Henry Hasse, Sr., et ux to Bernard H. Kosler, et ux, recorded in Volume 181, Page 611, Colorado County Deed Records. Said 0.520 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found where the West line of South Summit Street intersects the North line of West South Street for the Southeast corner of Lot No. 4 and the Southeast corner of Block 49;

THENCE along the East line of Block 49 and the West line of South Summit Street, N 06° 30' 00" E a distance of 125.35 feet to a 1/2" iron rod found for the **POINT OF BEGINNING** and Southeast corner of the herein described tract, also being the Northeast corner of the Glenn Vornsand 0.3867 acre tract as described in Volume 365, Page 21, Official Records;

THENCE along the North line of the Vornsand tract, N 83° 18' 19" W a distance of 181.00 feet to a 1/2" iron rod set near a chain-link fence corner post for the Southwest corner of the herein described tract and being near the occupied Southeast corner of the Floyd Hall (69' x 125') tract as described in Volume 600, Page 336, Deed Records;

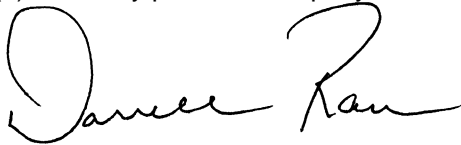
THENCE along the East line of the Hall tract, and crossing Lot 4 along an existing chain-link fence, N 06° 25' 44" E a distance of 125.00 feet to a 2" chain-link fence corner found for the Northwest corner of the herein described tract and being the Northeast corner of the Floyd Hall tract, also being on the South line of the Alvin Wick tract as described in Volume 341, Page 14, Official Records;

THENCE again crossing Lot 4 along the South line of the Wick tract and along the South line of the Shane Hollas (99' x 153') tract as described in Volume 405, Page 493, Official Records, S 83° 26' 25" E, at 28.00 feet passing the common corner of the Wick & Hollas tracts, continuing for a total distance of 181.00 feet to a 1/2" iron rod found on the West line of South Summit Street for the Southeast corner of the Hollas tract and being the Northeast corner of the herein described tract;

THENCE along the West line of South Summit Street, S 06° 25' 46" W a distance of 125.43 feet to the **POINT OF BEGINNING**, containing 0.520 acres of land.

Notes:

- (1) All bearings are based on the City of Weimar subdivision plat as recorded in Slide No. 37, Colorado County Plat Records. Said basis being N 06° 30' 00' E along the center of Mechanic Street.
- (2) A survey plat to accompany this description.



Date: January 26, 2016

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

