

STATE OF TEXAS

ROSS WEISHUHN

COUNTY OF COLORADO

0.996 ACRES

All that certain tract or parcel of land containing **0.996 acres** situated in the Henry Austin 5 League Grant, A-4, in Colorado County, Texas, being within the corporate limits of the City of Weimar and being that same tract described as 1 acre in a Sheriff's Deed from R.H. Curly Weid, to Ross Weishuhn, dated January 22, 2021 and recorded in Volume 952, Page 147 of the Official Records of Colorado County (Deed) and being that same tract conveyed to Lorenzo Fisher in a deed dated February 9, 1891 and recorded in Volume 6, Page 489 of the Deed Records of Colorado County (Description), said **0.996 acre** tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found for an inside corner of a (called) 2.89 acre Maria Guerrero tract (Vol. 828, Pg. 512 C.C.O.R.) for the Northeast corner of said Weishuhn tract, an inside corner of the herein described tract and the **PLACE OF BEGINNING**, said point having a coordinate value of N= 13,811,914.23 feet and E= 2,676,400.52 feet according to the Texas State Plane Coordinate System - South Central Zone - NAD 83(2011);

Thence **South 01 degrees 07 minutes 48 seconds East, 144.44 feet** along the common line between said Guerrero tract and said Weishuhn tract to a 1/2" iron rod set for an angle point of a (called) six acre Rosezena Woodson tract (Vol. 120, Pg. 351 C.C.D.R.) (Deed) and being the Westerly six acres of a 16.6 acre tract (Vol. 91, Pg. 456 C.C.D.R.) (Desc.) for the Southerly Southwest corner of said Guerrero tract, the Southeast corner of said Weishuhn tract and the Southeast corner of the herein described tract, from which a 5/8" iron rod found at the base of a fence corner bears South 74 degrees 01 minutes 34 seconds West, 6.53 feet;

Thence **North 87 degrees 22 minutes 48 seconds West, 300.03 feet** along the common line between said Woodson tract and said Weishuhn tract to a 1/2" iron rod set in the East margin of "County Road 202" (no record right-of-way width) for the Northerly Northwest corner of said Woodson tract, the Southwest corner of said Weishuhn tract and the Southwest corner of the herein described tract;

Thence **North 01 degrees 49 minutes 49 seconds West, 144.57 feet** along the East margin of said "County Road 202" to a point for the Westerly Southwest corner of said Guerrero tract, the Northwest corner of said Weishuhn tract and the Northwest corner of the herein described tract, from which a 1/2" iron rod found bears South 87 degrees 22 minutes 48 seconds East, 0.48 feet;

ROSS WEISHUHN  
0.996 ACRES  
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Thence **South 87 degrees 22 minutes 48 seconds East**, departing said "County Road 202", **301.80 feet** along the common line between said Guerrero tract and said Weishuhn tract to the **PLACE OF BEGINNING** and containing **0.996 acres**.

Bearings, distances and coordinates used herein are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011). Convergence = +01 degree 05 minutes 28 seconds. Combined factor = 0.999867645.

STATE OF TEXAS

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I, Charles Tait, a Registered Professional Land Surveyor, do hereby certify the foregoing field notes to be true and correct to the best of my knowledge and belief.

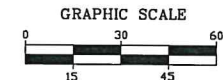
BEFCO ENGINEERING, INC.  
Firm No. 10001700  
Consulting Engineering & Land Surveying



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Charles Tait, R.P.L.S.  
Registration No. 6732  
May 2, 2022  
BEFCO Job No. 22-8313





SCALE: 1"=30'

LEGEND

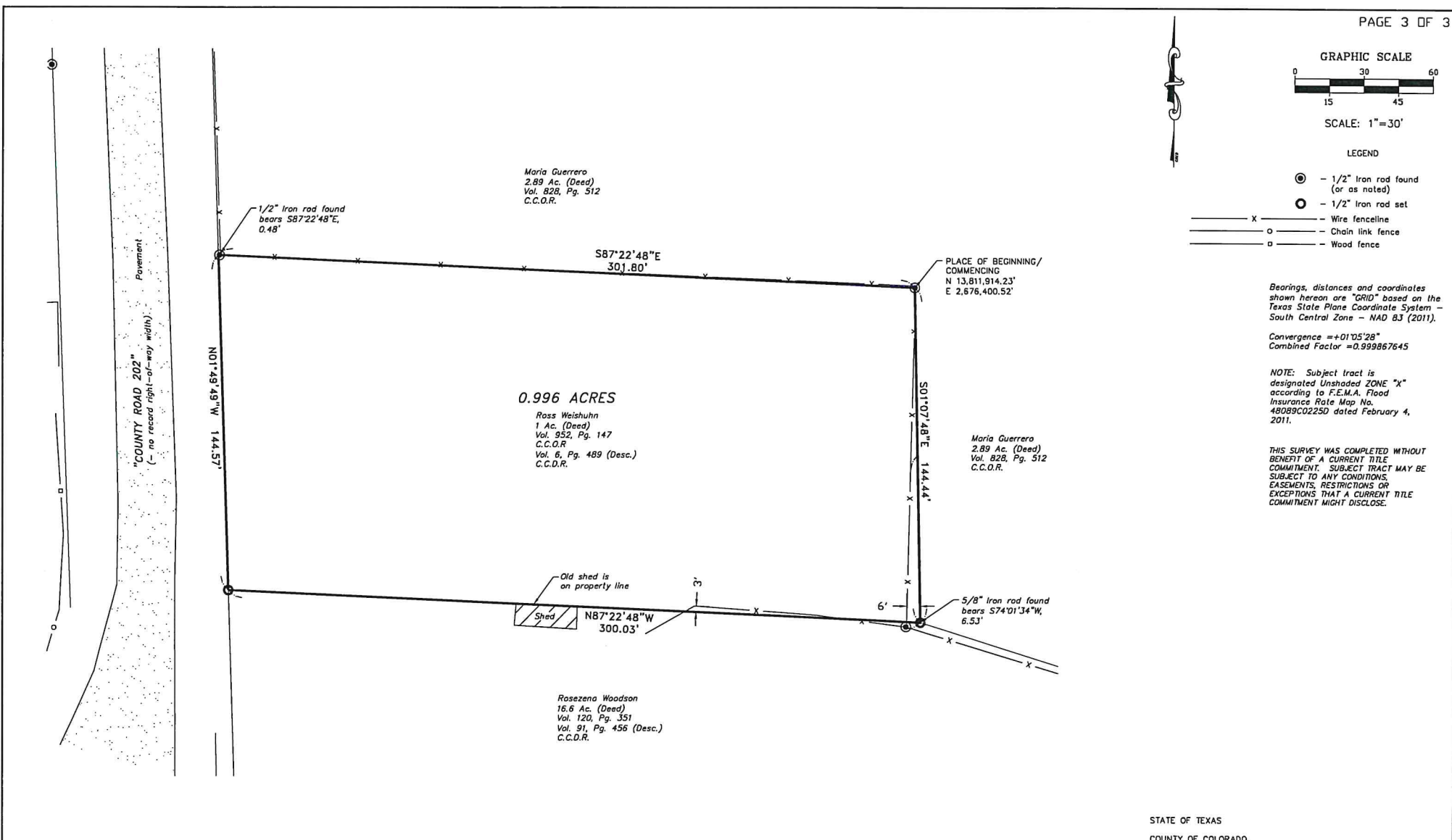
- ⊙ - 1/2" Iron rod found (or as noted)
- - 1/2" Iron rod set
- X - Wire fenceline
- - Chain link fence
- - Wood fence

Bearings, distances and coordinates shown hereon are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011).

Convergence = +01'05".28"  
Combined Factor = 0.999867645

NOTE: Subject tract is designated Unshaded ZONE "X" according to F.E.M.A. Flood Insurance Rate Map No. 48089C0225D dated February 4, 2011.

THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT. SUBJECT TRACT MAY BE SUBJECT TO ANY CONDITIONS, EASEMENTS, RESTRICTIONS OR EXCEPTIONS THAT A CURRENT TITLE COMMITMENT MIGHT DISCLOSE.



PLAT SHOWING THE SURVEY OF A 0.996 ACRE TRACT SITUATED IN THE HENRY AUSTIN 5 LEAGUE GRANT, A-4, IN COLORADO COUNTY, TEXAS, BEING WITHIN THE CORPORATE LIMITS OF THE CITY OF WEIMAR AND BEING THAT SAME TRACT DESCRIBED AS 1 ACRE IN A SHERIFF'S DEED FROM R.H. CURLY WEID TO ROSS WEISHUHN, DATED JANUARY 22, 2021 AND RECORDED IN VOLUME 952, PAGE 147 OF THE OFFICIAL RECORDS OF COLORADO COUNTY (DEED) AND BEING THAT SAME TRACT CONVEYED TO LORENZO FISHER IN A DEED DATED FEBRUARY 9, 1891 AND RECORDED IN VOLUME 6, PAGE 489 OF THE DEED RECORDS OF COLORADO COUNTY (DESCRIPTION)



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I, Charles Tait, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of the survey, and that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition III, TSPS Standard Land Survey.

*Charles Tait*

Charles Tait, R.P.L.S.  
Registration No. 6732  
BEFCO ENGINEERING, INC.  
Firm No. 10001700  
La Grange, Texas  
979-968-6474  
May 2, 2022

TSPS STANDARD LAND SURVEY

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BEFCO Job No. 22-8313