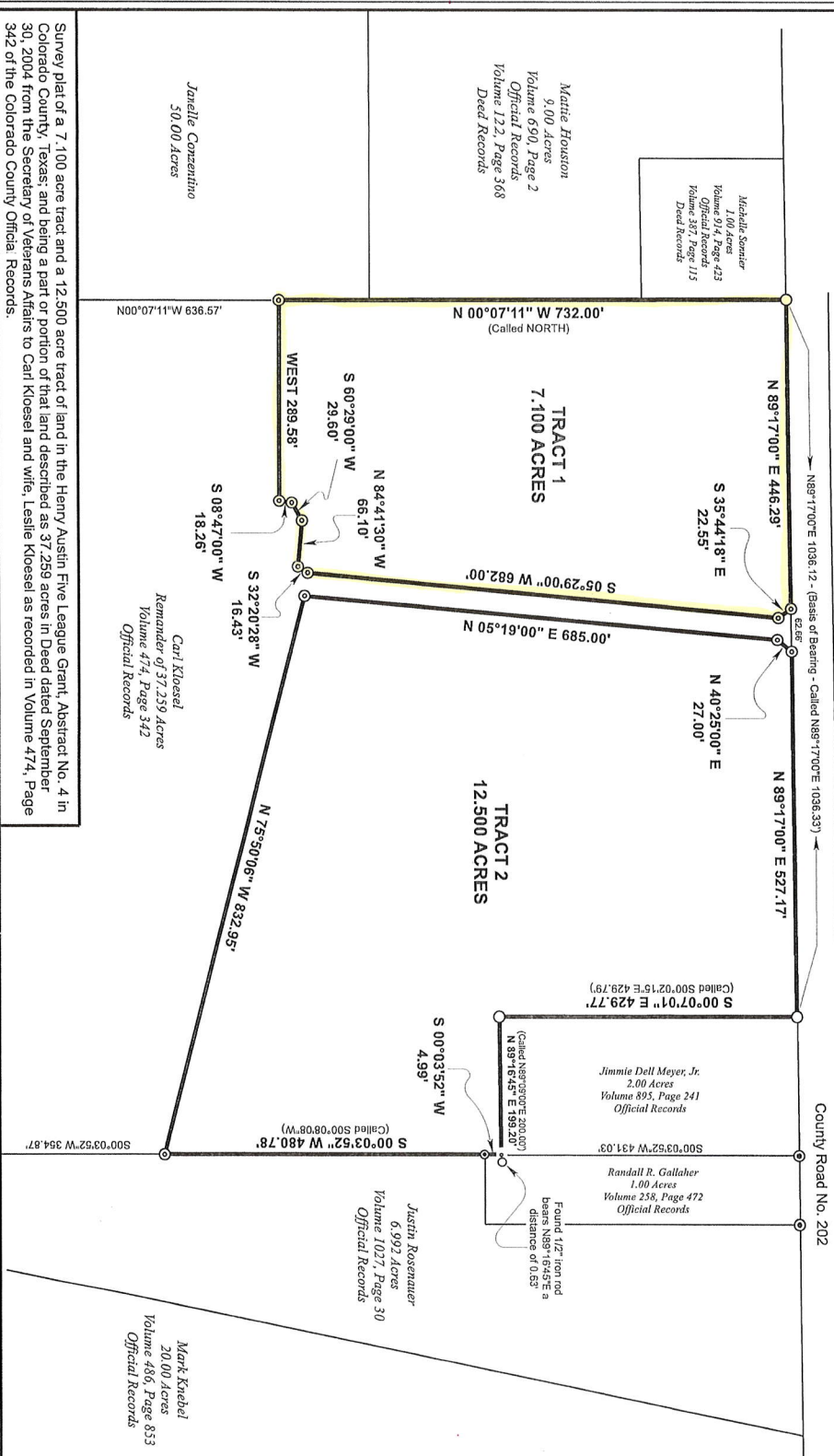


Project No. 062323-047  
 Date: July 7, 2023  
 Owner: Carl and Leslie Kloesel  
 Address: 1202 CR 202

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



LIMITED LAND DIVISION



Survey plat of a 7.100 acre tract and a 12.500 acre tract of land in the Henry Austin Five League Grant, Abstract No. 4 in Colorado County, Texas; and being a part or portion of that land described as 37.259 acres in Deed dated September 30, 2004 from the Secretary of Veterans Affairs to Carl Kloesel and wife, Leslie Kloesel as recorded in Volume 474, Page 342 of the Colorado County Official Records.

- LEGEND
- Found 1/2" Iron Rod
  - Found 1" Iron Pipe
  - Set 1/2" Iron Rod
- This survey was performed without the benefit of a title commitment.
- This property is subject to the easements, restrictions, covenants, and conditions, which may be applicable.
- This survey was performed without the benefit of an abstract of title.

This is a boundary and division survey only and does not show improvements or easements.

All original prints paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents and depictions produced. No part of this document may be reproduced or altered.

This survey is considered an unofficial document unless having an original signature and seal of surveyor.

Legal descriptions to accompany this plat.

By the acceptance and use of this document you hereby acknowledge that you have read, understand and agree with the above notes.



**TEXAS LAND SYSTEMS**  
 Surveying & Mapping  
 3554 FM 109 Columbus, Texas 78934  
 Phone: (979) 732-2086  
 Firm Registration No. 10193708

I, Jacob W. Barten, Registered Professional Land Surveyor No. 6337 of Colorado County, Texas hereby state that this plat represents the results of an on the ground survey, performed under my supervision.

*Jacob W. Barten*  
 Jacob W. Barten, RPLS 6337

TEXAS LAND SYSTEMS  
Surveying & Mapping

STATE OF TEXAS

PROJECT NO. 062323-047

COUNTY OF COLORADO

DATE: JULY 7, 2023

**Tract 1**

*Being a 7.100 acre tract of land located in the Henry Austin Five League Grant, Abstract No. 4 in Colorado County, Texas; and being a part or portion of that land described as 37.259 acres in Deed dated September 30, 2004 from the Secretary of Veterans Affairs to Carl Kloesel and wife, Leslie Kloesel, as recorded in Volume 474, Page 342 of the Colorado County Official Records, to which reference is made for all purposes; said 7.100 acre tract being more particularly described by metes and bounds as follows:*

**BEGINNING** at a ½" iron rod found in the South line of County Road No. 202 for the Northeast corner of a 1.00 acre tract of land conveyed to Michelle Sonnier in Volume 914, Page 423 of the Colorado County Official Records, same being the Northwest corner of the 37.259 acre parent tract and the Northwest corner of the herein described tract.

**THENCE** with the South line of said road, same being the North line of the parent tract, **N89°17'00"E** a distance of **446.29 feet** to a ½" iron rod set for the Northeast corner of the herein described tract.

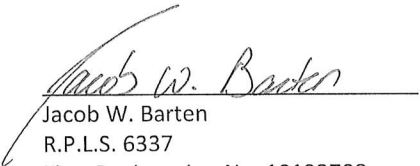
**THENCE** departing from said road and severing this tract from the parent tract the following courses and distances;

- **S35°44'18"E** a distance of **22.55 feet** to a ½" iron rod set for corner.
- **S05°29'00"W** a distance of **682.00 feet** to a ½" iron rod set for corner.
- **S32°20'28"W** a distance of **16.43 feet** to a ½" iron rod set for corner.
- **N84°41'30"W** a distance of **66.10 feet** to a ½" iron rod set for corner.
- **S60°29'00"W** a distance of **29.60 feet** to a ½" iron rod set for corner.
- **S08°47'00"W** a distance of **18.26 feet** to a ½" iron rod set for corner.
- **WEST** a distance of **289.58 feet** to a ½" iron rod set in the West line of the 37.259 acre parent tract for the Southwest corner of the herein described tract, and being **N00°07'11"W** a distance of **636.58 feet** from a ½" iron rod found for the Southwest corner of said parent tract.

**THENCE** with the West line of said parent tract, **N00°07'11"W** (Called NORTH) a distance of **732.00 feet** to the **PLACE OF BEGINNING** containing 7.100 acres of land.

This survey is valid for this transaction only. All original prints paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents produced. No part of this document may be reproduced or altered.

Survey Plat accompanies this metes and bounds description.

  
Jacob W. Barten  
R.P.L.S. 6337  
Firm Registration No. 10193708

