

TEXAS LAND SYSTEMS  
Surveying & Mapping

STATE OF TEXAS

PROJECT NO. 050323-036

COUNTY OF COLORADO

DATE: MAY 16, 2023

*Being a 39.995 acre tract of land located in the Thomas J. Smith Survey, Abstract No. 500 in Colorado County, Texas; and being that same land conveyed in Deed dated September 29, 2008, recorded in Volume 601, Page 632 of the Colorado County Official Records; same being described in Deed dated October 28, 1992 from Patricia R. Kakos and Victor A. Mercatante to Paul P. Skinner and wife, Ethel I. Skinner and Raymond L. Skinner and wife, Marian I. Skinner, recorded in Volume 36, Page 75 of the Colorado County Official Records to which reference is made for all purposes; said 39.995 acre tract being more particularly described by metes and bounds as follows:*

**BEGINNING** at a point for the Southwest corner of a tract of land conveyed to Pamela Anne Brittain in Volume 959, Page 156 of the Colorado County Official Records, same being the Southeast corner of Lot 16 of the Swenson Subdivision, same being the Southeast corner of the herein described tract.

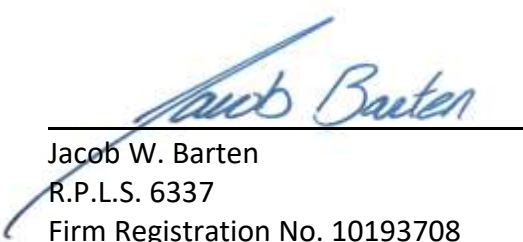
**THENCE S89°59'20"W** a distance of **1028.34 feet** (Called WEST 1028.28') to a 3" concrete marker found for the Southwest corner of Lot 16, same being the Southeast corner of a tract of land conveyed to Kelsey Petrini and Chad Rowe in Volume 997, Page 230 of the Colorado County Official Records.

**THENCE NORTH** a distance of **1694.00 feet** (Called NORTH 1694.44') to a 3" concrete marker found for the Northwest corner.

**THENCE N89°58'02"E** a distance of **1028.33 feet** (Called EAST 1028.28') to a 5 ½" concrete marker found in the West line of a tract of land conveyed to Jackie Morgan Hagens in Volume 959, Page 158 of the Colorado County Official Records for the Northeast corner of the herein described tract.

**THENCE SOUTH** a distance of **1694.39 feet** (Basis of Bearing - Called SOUTH 1694.44') to the **PLACE OF BEGINNING** containing 39.995 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.

  
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Jacob W. Barten

R.P.L.S. 6337

Firm Registration No. 10193708

