

COLORADO COUNTY, TEXAS
PETER PIPER LEAGUE, ABSTRACT NO. 447
JAMES CUMMINS LEAGUE, ABSTRACT NO. 14

DESCRIPTION OF A 13.78 ACRE TRACT OF LAND OUT OF THE PETER PIPER LEAGUE, ABSTRACT NO. 447 AND THE JAMES CUMMINS LEAGUE, ABSTRACT NO. 14, COLORADO COUNTY, TEXAS AND BEING ALL OF THAT CALLED 0.996 ACRE TRACT OF LAND, DESCRIBED AS "TRACT A", IN A DEED DATED JUNE 9, 1981 FROM ADELA NOSKA KULHANEK TO JERRY R. KULHANEK, SR., AS RECORDED IN VOLUME 432, PAGE 332, OF THE DEED RECORDS OF COLORADO COUNTY, TEXAS AND ALL OF THAT CALLED 12.09 ACRE TRACT OF LAND, DESCRIBED AS "TRACT NO. 4", IN A DEED DATED DECEMBER 28, 1967 FROM ALBERT NOSKA, ET AL TO JERRY PETER KULHANEK, AS RECORDED IN VOLUME 268, PAGE 270, OF THE DEED RECORDS OF COLORADO COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 13.78 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1-1/4 inch iron Pipe found [Grid Coordinates: N 13,871,249.95 USft E 2,746,073.39 USft] for the Southwest corner of said 0.996 acre tract, same being the most Westerly Northwest corner of that called 2.719 acre tract, described as "Tract B", in a deed dated June 9, 1981 from Adela Noska Kulhanek to John R. Kulhanek, as recorded in Volume 432, Page 329, of the Deed Records of Colorado County, Texas, lying in the Easterly line of Farm to Market Road No. 109;

THENCE along the Westerly line of said 0.996 acre tract and the Westerly line of said 12.09 acre tract, same being the Easterly line of Farm to Market Road No. 109 the following:

- North 03°32'01" West [called North 03° 20' 28" West], 6.83 feet [called 6.83'] to a 5/8 inch iron rod set with cap for corner;
- North 14°48'01" West [called North 13° 05' 40" West], 169.08 feet to a 5/8 inch iron rod set with cap for corner;
- North 31°14'01" West [called North 28° 45' 00" West] at 25.24 feet passing a 5/8 inch iron rod set with cap for reference, continuing for a total distance of 55.24 feet to a point in the centerline of Piper Creek for the most Westerly Northwest corner of said 12.09 acre tract;

THENCE along the meanders of the centerline of Pipers Creek, same being the Westerly lines of said 12.09 acre tract the following:

- North 70°22'57" East, 58.87 feet;
- North 44°56'05" East, 51.56 feet;
- North 64°19'49" East, 15.57 feet;
- North 86°31'34" East, 44.09 feet;
- North 54°28'58" East, 37.25 feet;
- North 27°08'18" East, 16.00 feet;
- North 11°32'59" East, 38.59 feet;
- North 04°50'56" West, 18.32 feet;
- North 07°48'08" West, 23.10 feet;
- North 19°01'03" West, 36.86 feet;
- North 38°16'52" West, 18.31 feet;
- North 29°27'30" West, 42.47 feet;
- North 34°35'59" West, 61.92 feet;
- North 10°56'52" West, 25.67 feet;
- North 32°12'51" West, 51.50 feet;

- North 10°21'24" East, 48.71 feet;
- North 17°01'22" East, 128.00 feet;
- North 08°58'54" East, 74.55 feet;
- North 23°53'05" East, 79.35 feet;
- North 32°20'03" East, 61.57 feet;
- North 57°58'39" East, 16.08 feet;
- South 87°44'04" East, at 25.32 feet passing the intersection of the centerline of said Pipers Creek and the centerline of an existing branch, continuing along the centerline of said branch for a total distance of 42.15 feet

THENCE along the meanders of the centerline of branch, same being the northerly lines of said 12.09 acre tract the following:

- North 75°28'20" East, 10.60 feet;
- South 30°31'16" East, 14.36 feet;
- South 17°29'25" West, 17.78 feet;
- South 42°52'59" East, 16.10 feet to a 1/2 inch iron rod found bent;
- South 77°47'25" East, 13.07 feet;
- North 77°08'08" East, 24.84 feet;
- North 31°58'24" East, 28.29 feet;
- South 55°19'02" East, 12.21 feet to a 1/2 inch iron rod found bent;
- South 55°19'02" East, 28.45 feet;
- South 83°55'26" East, 22.86 feet;
- South 51°18'57" East, 18.71 feet;
- South 88°06'47" East, 10.69 feet;
- South 67°13'44" East, 33.17 feet;
- South 50°58'51" East, 27.15 feet to a 1/2 inch iron rod found bent;
- North 65°42'32" East, 42.61 feet 1/2 inch iron rod found;
- North 88°29'44" East, 51.33 feet;
- South 69°32'16" East, 25.65 feet;
- North 50°38'45" East, 10.08 feet;
- North 81°07'07" East, 13.17 feet;
- South 64°46'34" East, 82.86 feet;
- South 70°43'03" East, 56.96 feet;
- South 76°32'35" East, 51.13 feet;
- South 87°35'55" East, 24.25 feet;

- North 83°14'59" East, 44.97 feet to a point for the Northeast corner of said 12.09 acre tract, same being the Northwest corner of approximately 0.154 acre deed gap between the Easterly line of said 12.09 acre tract and the Westerly line of a called 3.18 acre tract of land described in a deed dated June 3, 2013 from Margie Ann Socha to Nicole Renee Cardenas, et vir, as recorded in Volume 727, Page 465, of the Official Records of Colorado County, Texas;

THENCE South 02°35'14" East [called South 00°03' East] along the Easterly line of said 12.09 acre tract, same being the Westerly line of said approximately 0.154 acre deed gap at 45.72 feet passing a 5/8 inch iron rod set w/cap for the Southwest corner of said approximately 0.154 acre deed gap, being the Northwest corner of the residue of a called 62-1/2 acre tract of land described in a deed dated October 30, 1848 from Peter Piper to John M. Oden Roman Catholic Bishop of Galveston, as recorded in Volume G, Page 9, of the Deed Records of Colorado County, Texas, from which a 1/2 inch iron rod found for the called Southwest corner of said 3.18 acre tract bears North 87°53'47" East a distance of 13.47 feet, continuing along the West line of the residue of said 62-1/2 acre tract, same being the Easterly line of said 12.09 acre tract for a total distance of 676.30 feet to a 1/2 inch iron pipe found bent for the Southeast corner of said 12.09 acre tract, same being the Northeast corner of a called 2.00 acre tract of land described in a deed dated October 24, 1974 from John J. Kulhanek, et ux to Jerry P. Kulhanek, Sr., as recorded in Volume 329, Page 205, of the Deed Records of Colorado County, Texas, from which another 1/2 inch iron pipe found for reference bears South 02°35'14" East a distance of 536.86 feet;

THENCE South 87°35'34" West [called South 89°57' West] departing the West line of the residue of said 62-1/2 acre tract, along the Southerly line of said 12.09 acre tract, same being the Northerly line of said 2.00 acre tract and the Northerly line of a called 0.360 acre tract of land, described as "Tract C" in a deed dated June 9, 1981 from Adela Noska Kulhanek to Jerry P. Kulhanek, Sr., as recorded in Volume 432, Page 332, of the Deed Records of Colorado County, Texas at 100.78 feet passing a 1 inch iron pipe found 0.72 feet right of line, continuing along the Southerly line of said 12.09 acre tract, same being the Northerly line of the aforementioned 2.719 acre tract for a total distance of 490.39 feet to a 3/4 inch iron rod found for an exterior corner of said 2.719 acre tract, being the Northeast corner of the aforementioned 0.996 acre tract;

THENCE South 00°49'18" East [called South 00°56'56" East] along a Westerly line of said 2.719 acre tract, same being the Easterly line of said 0.996 acre tract, 110.00 feet [called 109.90'] to a 3/4 inch iron rod found for an interior corner of said 2.719 acre tract, being the Southeast corner of said 0.996 acre tract;

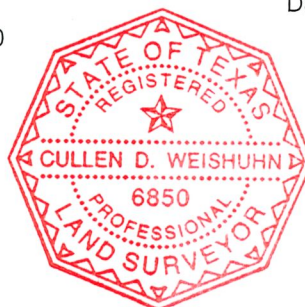
THENCE South 80°58'15" West [called South 82°47'57" West] along an interior Northerly line of said 2.719 acre tract, same being the Southerly line of said 0.996 acre tract, 321.99 feet [322.07'] to the **POINT OF BEGINNING**, containing **13.78 ACRES** of land, more or less.

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 0.99989600468883.
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 June 13, 14 & 28, 2023 and July 5, 2023.

Cullen D. Weishuhn
 Registered Professional Land Surveyor No. 6850
 Project No. 2023060300
 Word File: 2023060300_13.78_acre_m&b.docx
 ACAD File: 2023060300.dwg

Date: July 5, 2023



A handwritten signature in blue ink that reads "Cullen D. Weishuhn".