

COLORADO COUNTY, TEXAS
HENRY TERRELL SURVEY, ABSTRACT NO. 556
ALLEN E. MOON SURVEY, ABSTRACT NO. 896
JOSEPH GARWOOD SURVEY, A-221

TRACT III

DESCRIPTION OF A 4.08 ACRE TRACT OF LAND OUT OF THE HENRY TERRELL SURVEY, ABSTRACT NO. 556, THE ALLEN E. MOON SURVEY, ABSTRACT NO. 896, AND THE JOSEPH GARWOOD SURVEY, ABSTRACT NO. 221, COLORADO COUNTY, TEXAS AND BEING A PORTION OF A CALLED 24.48 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED MAY 26, 2023 FROM JANE F. STORY TO SERAFIN FLORES, ET UX., AS RECORDED IN VOLUME 1036, PAGE 858, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 4.08 ACRE TRACT OF LAND BEING DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found [Grid Coordinates: N 13,798,193.15 USft E 2,734,527.39 USft] for the Southwest corner of said 24.48 acre parent tract, same being the Southeast corner of a called 23.176 acre tract of land described in a deed dated April 30, 1993 from Marion Nichols, Jr., et ux. to Michael J. Maas, as recorded in Volume 57, Page 415, Colorado County Official Records, lying in a Northerly line of a called 73.506 acre tract of land described in a deed dated March 31, 2022 from Joyce M. Loessin to Gary Gorge Kulhanek, et ux., as recorded in Volume 995, Page 780, Colorado County Official Records, also lying in the Northerly Right-Of-Way line of J. Loessin Lane, from which a 1/2 iron rod found for the Southwest corner of said 23.176 acre tract bears South 88° 23' 23" West a distance of 1102.41 feet;

THENCE North 01° 54' 30" West [called North 01° 54' 30" West] along the Easterly line of said 23.176 acre tract, being the Westerly line of the herein described tract a distance of 456.72 feet to a 5/8 inch iron rod set with cap for the Northwest corner of the herein described tract, same being the Southwest corner of a called 4.09 acre tract of land described as "Tract I" surveyed this same day, also same being the Southwest corner of a called 0.804 acre access easement surveyed this same day;

THENCE North 88° 17' 15" East, over and across said 24.48 acre parent tract a distance of 389.02 feet to a 5/8 inch iron rod set with cap for the Northeast corner of the herein described tract, same being the Northwest corner of a called 4.08 acre tract of land described as "Tract IV" surveyed this same day, lying in the South line of said 0.804 acre access easement;

THENCE South 01° 57' 09" East, over and across said 24.48 acre parent tract a distance of 456.73 feet to a 5/8 inch iron rod set with cap for the Southeast corner of the herein described tract, same being the Southwest corner of said "Tract IV", lying in the Southerly line of said 24.48 acre parent tract, same being a Northerly line of said 73.506 acre tract, also same being the Northerly Right-Of-Way line of J. Loessin Lane;

THENCE South 88° 17' 15" West [called South 88° 17' 15" West] with said common line, a distance of 389.37 feet to the **POINT OF BEGINNING**, containing **4.08 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 0.999874413323.
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 July 14, 2023.

Matthew W. Loessin
Registered Professional Land Surveyor No. 5953
Project No. 2023070359
Word File: 2023070359_Tract III_4.08_acre_m&b.docx
ACAD File: 2023070359_FINAL.dwg

Date: August 3, 2023

