

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

30' WIDE ACCESS EASEMENT

DESCRIPTION OF 0.804 ACRE ACCESS EASEMENT IN 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 0.804 ACRE ACCESS EASEMENT BEING DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

COMMENCING 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, of the Official Records of Colorado County, Texas, lying in a North 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, of the Official Records of Colorado County, Texas, also lying in the North Right-Of-Way line of J. Loessin Lane (Private Road);

THENCE North 01° 54' 30" West [called North 01° 54' 30" West] along the West line of said 24.48 acre parent tract, same being the East line of said 23.176 acre tract, a distance of 456.72 feet to a 5/8 inch iron rod set with cap for the Southwest corner of the herein described tract, same being the Northwest corner of a called 4.08 acre tract of land described as "Tract III" surveyed this same day, also same being the Southwest corner of a called 4.09 acre tract of land described as "Tract I" surveyed this same day, being the **POINT OF BEGINNING** of the herein described access easement [Grid Coordinates: N. 13,798,649.56 USft E 2,734,512.19 USft];

THENCE departing said common line, over and across said 24.48 acre parent tract the following courses and distances:

- North 01° 54' 30" West a distance of 30.00 feet to a 5/8 inch iron rod set with cap for the Northwest corner of the herein described tract;
- North 88° 17' 15" East a distance of 1167.38 feet to a 5/8 inch iron rod set with cap for the Northeast corner of the herein described tract;
- South 01° 57' 09" East a distance of 30.00 feet to a 5/8 inch iron rod set with cap for the Southeast corner of the herein described tract, being the Northeast corner of a called 4.08 acre

tract of land described as "Tract V" surveyed this same day and being the Southeast corner of a called 8.15 acre tract of land described as "Tract II" surveyed this same day;

- South 88° 17' 15" West a distance of 1167.40 feet to the **POINT OF BEGINNING** and containing **0.536 ACRE** 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_0.804_acre_access_easement_m&b.docx
ACAD File: 2023070359_FINAL.dwg

Date: August 3, 2023

