

TEXAS LAND SYSTEMS  
Surveying & Mapping

STATE OF TEXAS

PROJECT NO. 043021-039

COUNTY OF COLORADO

DATE: JANUARY 29, 2024

*Tract 1*

*Being a 4.24 acre tract of land located in the W.R. Hunt Survey, Abstract No. 29 in Colorado County, Texas; and being a part or portion of that land described as Third Tract (66.5 acres) in Deed dated April 26, 1951 from Otto Thumann and wife, Frieda Thumann to Robert F. Potter, recorded in Volume 157, Page 143 of the Colorado County Deed Records and being a part or portion of that land described as a 8.481 acres in Gift Deed dated October 20, 2021 from Robert Hester Potter to Marcus Blaine Potter, recorded in Volume 978, Page 588 of the Colorado County Official Records to which reference is made for all purposes; said 4.24 acre tract being more particularly described by metes and bounds as follows:*

**BEGINNING** at a ½" iron rod found in the West line of Shaws Bend Road for the Southwest corner of the remainder of that 3.17 acre tract of land conveyed to Raymond Schindler in Volume 232, Page 402 of the Colorado County Deed Records, same being the Northeast corner of the herein described tract.

**THENCE** with the West line of said road, **S31°57'06"E** a distance of **364.68 feet** to a ½" iron rod set for the Southeast corner of the herein described tract, same being the Northeast corner of Tract 2, a 4.24 acre tract of land this day surveyed.

**THENCE** with the common line of Tract 2 and dividing the 8.481 acre parent tract, **S58°04'47"W** a distance of **509.56 feet** to a ½" iron rod set in the East line of a 9.5 acre tract of land conveyed to Cherie H. Moore in Volume 449, Page 289 of the Colorado County Deed Records, for the Southwest corner of the herein described tract.

**THENCE** **N31°00'00"W** a distance of **364.73 feet** to a ½" iron rod found for the Southwest corner of the remainder of that 3.17 acre Schindler tract, same being the Northwest corner of the herein described tract.

**THENCE** **N58°04'47"E** a distance of **503.50 feet** to the **PLACE OF BEGINNING** containing 4.24 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.

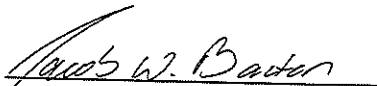
  
Jacob W. Barten  
R.P.L.S. 6337  
Firm Registration No. 10193708



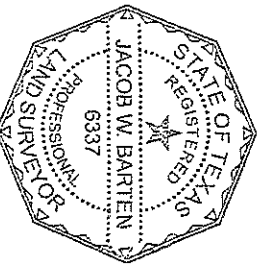
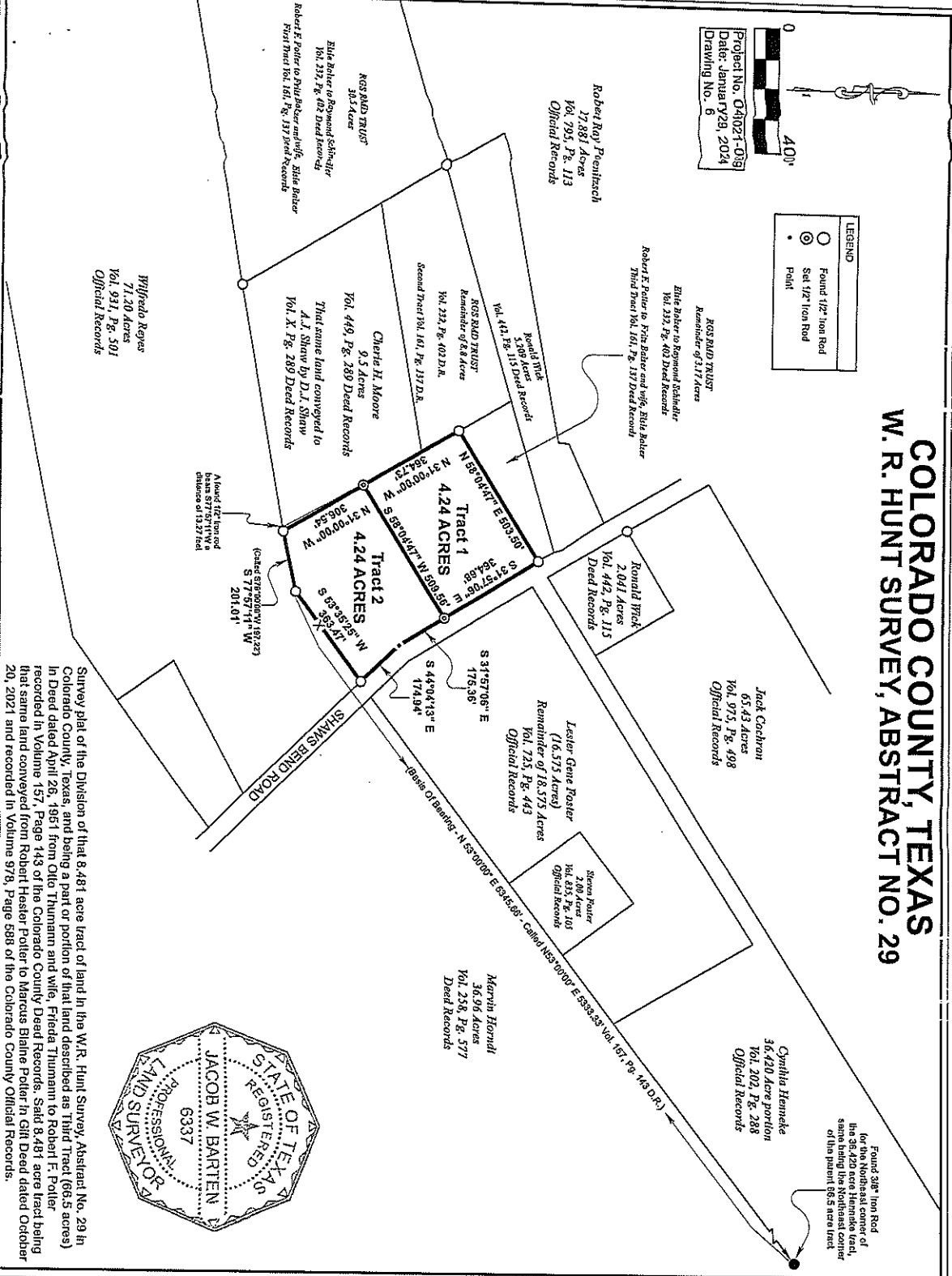
Exhibit "A"

# COLORADO COUNTY, TEXAS

## W. R. HUNT SURVEY, ABSTRACT NO. 29

Project No. Q4021-03g  
 Date: January 29, 2024  
 Drawing No. 6

LEGEND	
○	Found 1/2" Iron Rod
⊙	Set 1/2" Iron Rod
•	Point



Survey plat of the Division of that 8,481 acre tract of land in the W.R. Hunt Survey, Abstract No. 29 in Colorado County, Texas, and being a part or portion of that land described as Third Tract (68.5 acres) in Deed dated April 26, 1951 from Otto Thurnann and wife, Frieda Thurnann to Robert E. Foster recorded in Volume 157, Page 143 of the Colorado County Deed Records, said 8,481 acre tract being that same land conveyed from Robert Foster to Marcus Blaine Potter in Gift Deed dated October 29, 2021 and recorded in Volume 978, Page 588 of the Colorado County Official Records.

**Notes**

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 property is subject to the rights of the public to any area located within a public roadway, street, or alley.

All fences are shown in their approximate location.

This survey was performed without the benefit of an abstract of title.

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

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 valid for Marcus Blaine Potter and Douglas J. Potter only, and shall not be used for any further conveyance or transaction without written verification by Texas Land Systems.

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

Legal description 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.

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**TEXAS LAND SYSTEMS**  
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 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 result of an on the ground survey, performed under my supervision.

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