

COLORADO COUNTY, TEXAS

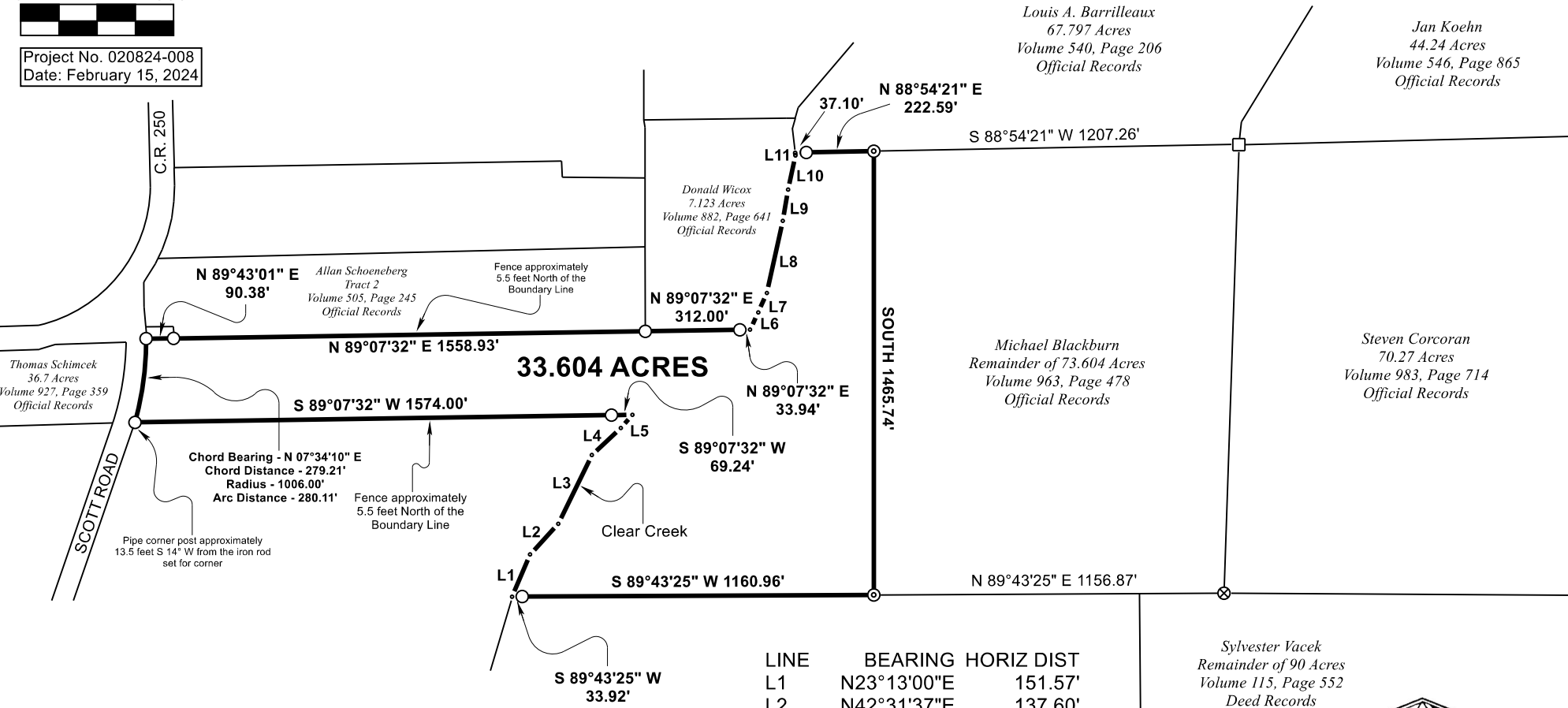
W.W. THOMPSON LEAGUE

ABSTRACT NO. 43

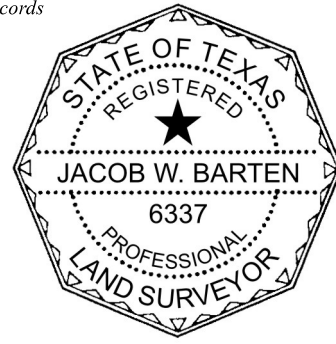
LEGEND	
	Found 3" Concrete Marker
	Found 1" Iron Pipe
	Corner Post
	Set 1/2" Iron Rod
	Point
	Wire Fence

0 500'

Project No. 020824-008
Date: February 15, 2024



LINE	BEARING	HORIZ DIST
L1	N23°13'00"E	151.57'
L2	N42°31'37"E	137.60'
L3	N26°04'47"E	252.71'
L4	N46°58'54"E	130.59'
L5	N41°07'03"E	58.32'
L6	N25°18'07"E	62.92'
L7	N24°02'43"E	70.39'
L8	N12°24'06"E	243.93'
L9	N9°48'46"E	104.69'
L10	N12°04'14"E	115.15'
L11	N6°35'18"W	9.52'



Survey plat of a 33.604 acre tract of land in the W.W. Thompson League, Abstract No. 43 in Colorado County, Texas; and being a part or portion of that land described as 73.604 acres in Deed dated May 25, 2021 from Richard N. Taylor, Trustee of the Bruce Austin Family Trust to Michael L. Blackburn and Vera M. Blackburn as recorded in Volume 963, Page 478 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 with the exception of those easements visible on the ground, and/or listed in the above title commitment.

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 this conveyance from Michael L. Blackburn and Vera M. Blackburn 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.

TEXAS LAND SYSTEMS
Surveying & Mapping

3554 FM 109 Columbus, Texas 78934
Phone: (979) 732 - 2086
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 results of an on the ground survey, performed under my supervision.

Jacob W. Barten
Jacob W. Barten, RPLS 6337

TEXAS LAND SYSTEMS
Surveying & Mapping

STATE OF TEXAS

PROJECT NO. 020824-008

COUNTY OF COLORADO

DATE: FEBRUARY 14, 2024

Being a 33.604 acre tract of land located in the W.W. Thompson League, Abstract No. 43 in Colorado County, Texas; and being a part or portion of that land described as 73.604 acres in Deed dated May 25, 2021 from Richard N. Taylor, Trustee of the Bruce Austin Family Trust to Michael L. Blackburn and Vera M. Blackburn, recorded in Volume 963, Page 478 of the Colorado County Official Records, to which reference is made for all purposes; said 33.604 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 3" concrete marker found for the Southeast corner of a 67.797 acre tract of land conveyed to Louis A. Barrilleaux in Volume 540, Page 206 of the Colorado County Official Records, same being the Southwest corner that 44.24 acre tract of land conveyed to Jan Koehn in Volume 546, Page 865 of the Colorado County Official Records. Said concrete marker also being the Northwest corner of a 70.27 acre tract of land conveyed to Steven Corcoran in Volume 983, Page 714 of the Colorado County Official Records and the Northeast corner of that 73.604 acre tract of which this tract is a part.

THENCE with the North line of said 73.604 acre tract, **S88°54'21"W** a distance of **1207.26 feet** to a ½" iron rod set for the Northeast corner and **POINT OF BEGINNING** of the herein described tract.

THENCE severing this tract from the parent tract, **SOUTH** a distance of **1465.74 feet** to a ½" iron rod set in the South line of said parent tract, for the Southeast corner of the herein described tract.

THENCE S89°43'25"W a distance of **1160.96 feet** passing a ½" iron rod found for reference and continuing a distance of **33.92 feet** for a total distance of 1194.88 feet to a point in the center of Clear Creek for the most Southerly West corner of the herein described tract.

THENCE with the meanders of Clear Creek the following courses and distances;

- **N23°13'00"E** a distance of **151.57 feet** to a point,
- **N42°31'37"E** a distance of **137.60 feet** to a point,
- **N26°04'47"E** a distance of **252.71 feet** to a point,
- **N46°58'54"E** a distance of **130.59 feet** to a point,
- **N41°07'03"E** a distance of **58.32 feet** to a point being an interior corner of the herein described tract.

THENCE S89°07'32"W a distance of **69.24 feet** passing a ½" iron rod found for reference and continuing a distance of **1574.00 feet** for a total distance of 1643.24 feet to a ½" iron rod found in the East line of Scott Road for the most Westerly South corner of the herein described tract.

THENCE with the East line of Scott Road, **N07°34'10"E** along a curve to the left having a radius of 1006.00 feet and an arc distance of **280.11 feet** to a ½" iron rod found for the Northwest corner of the herein described tract.

THENCE N89°43'01"E a distance of **90.38 feet** to a ½" iron rod found for a common corner of (Tract 2) conveyed to Allan Schoeneberg in Volume 505, Page 245 of the Colorado County Official Records.

THENCE N89°07'32"E a distance of **1558.93 feet** a to a ½" iron rod found for the Southwest corner of that 7.123 acre tract of land conveyed to Donald Wicox in Volume 882, Page 641 of the Colorado County Official Records.

THENCE with the South line of the 7.123 acre tract, **N89°07'32"E** a distance of **312.00 feet** to a ½" iron rod found for reference and continuing **33.94 feet** for a total distance of **345.94 feet** to a point in the center of

Clear Creek for the Southeast corner of said 7.123 acre tract, same being an interior corner of the herein described tract.


THENCE with the meanders of Clear Creek the following courses and distances;

- **N25°18'07"E** a distance of **62.92 feet** to a point,
- **N24°02'43"E** a distance of **70.39 feet** to a point,,
- **N12°24'06"E** a distance of **243.93 feet** to a point,
- **N09°48'46"E** a distance of **104.69 feet** to a point,
- **N12°04'14"E** a distance of **115.15 feet** to a point,
- **N06°35'18"W** a distance of **9.52 feet** to a point being the Southwest corner of the Barrilleaux tract, same being the Northwest corner of the herein described tract.

THENCE N88°54'21"E at a distance of **37.10 feet** passing a ½" iron rod found for reference and continuing a distance of **222.59 feet** for a total of 259.69 feet to the **PLACE OF BEGINNING** containing 33.604 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

