

# COLORADO COUNTY, TEXAS

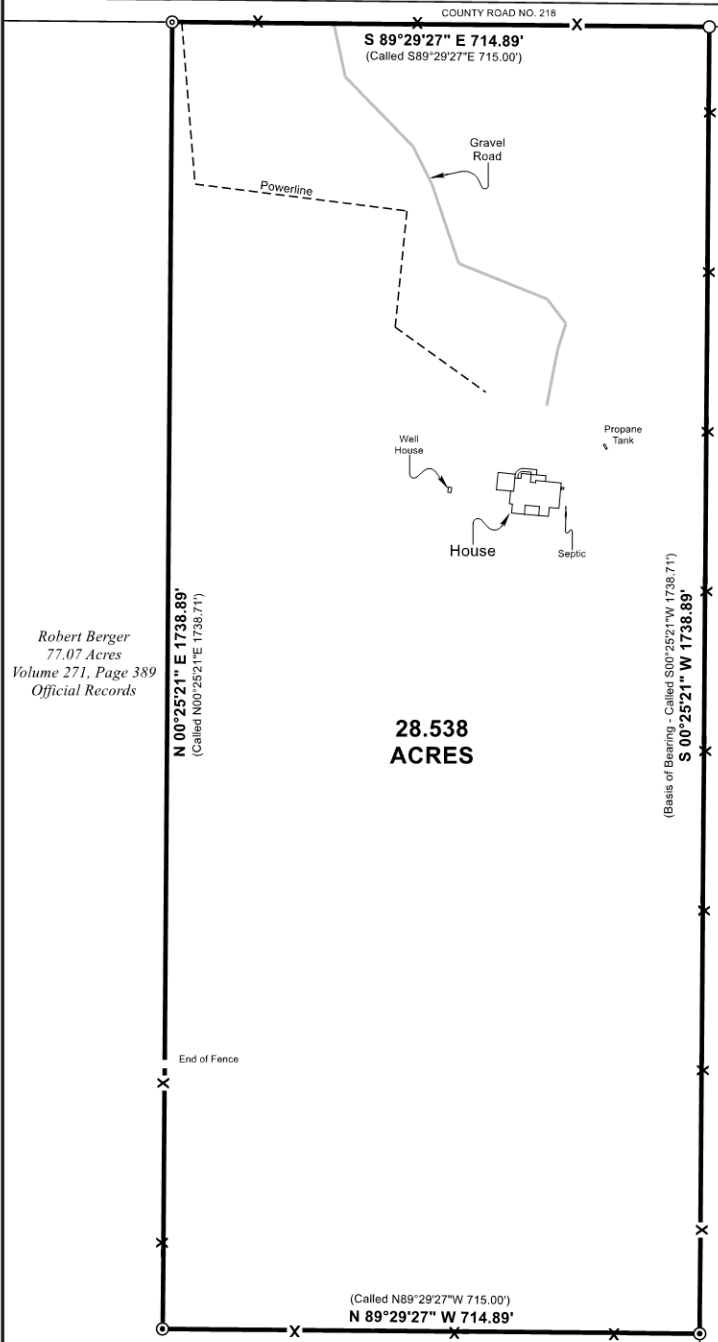
## H. AUSTIN FIVE LEAGUE GRANT

### ABSTRACT NO. 4



Project No. 070720-049  
Date: July 17, 2020

LEGEND	
	Found 1/2" Iron Rod
	Found 5/8" Iron Rod
	Set 1/2" Iron Rod
	Wire Fence



*Robert Berger*  
77.07 Acres  
Volume 271, Page 389  
Official Records

**28.538  
ACRES**

*Mary Hodde et al*  
51.00 Acres  
Volume 699, Page 756  
Official Records

This survey was performed in reference to a title commitment issued by Old Republic National Title Insurance Company with GF No. 01-024211-19 and effective date of December 19, 2019.

Easement dated November 20, 1979, executed by Robert J. Berger, et al to City of Austin, recorded in Volume 403, Page 207, Deed Records of Colorado County, Texas. (Does not affect subject tract)

This property is subject to the easements, restrictions, covenants, and conditions, which may be applicable including but not limited to those listed in said title commitment.

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.

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 Steven Black 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.

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, RPLS 6337

Survey plat of a 28.538 acre tract of land in the H. Austin Five League, Grant, Abstract No. 4 in Colorado County, Texas; and being that same land described as 28.54 acres in Deed dated June 22, 2012, from Angela Dreitner Pavelka et al to Lauren Gonzales and Steven Black recorded in Volume 699, Page 823 of the Colorado County Official Records.

TEXAS LAND SYSTEMS  
Surveying & Mapping

STATE OF TEXAS

PROJECT NO. 062119-076

COUNTY OF COLORADO

DATE: JULY 9, 2019

*Being a 28.538 acre tract of land located in the H. Austin Five League Grant, Abstract No. 4 in Colorado County, Texas; and being the same land described as 28.54 acres in Deed dated June 22, 2012 from Angelina Dreitner Pavelka et al to Lauren Gonzales and Steven Black, recorded in Volume 699, Page 823 of the Colorado County Official Records, to which reference is made for all purposes; said 28.538 acre tract being more particularly described by metes and bounds as follows:*

**COMMENCING** at a ½" iron rod found for the Southwest corner of a 51.00 acre tract of land conveyed to Mary Hodde et al in Volume 699, Page 756 of the Colorado County Official Records, same being the Southeast corner of that 77.07 acre tract of land conveyed to Robert Berger in Volume 271, Page 389 of the Colorado County Official Records.

**THENCE** with the West line of the Hodde tract, **N00°25'21"E** a distance of **517.64 feet** to a 5/8" iron rod found for the Southeast corner and **POINT OF BEGINNING** of the herein described tract.

**THENCE N89°29'27"W** a distance of **714.89 feet** (Called N89°29'27"W 715.00') to a 5/8" iron rod found for the Southwest corner of the herein described tract, same being an interior corner of the Berger 77.07 acre tract.

**THENCE N00°25'21"E** a distance of **1738.89 feet** (Called N00°25'21"E 1738.71') to a ½" iron rod set in the South line of County Road 218 for the Northeast corner of the Berger tract, same being the Northwest corner of the herein described tract.

**THENCE** with the South line of said county road, **S89°29'27"E** a distance of **714.89 feet** (Called S89°29'27"E 715.00) to a ½" iron rod found for the Northwest corner of the Hodde tract, same being the Northeast corner of the herein described tract.

**THENCE** with the West line of the Hodde tract, **S00°25'21"W** a distance of **1738.89 feet** (Basis of Bearing - called S00°25'21"W 1738.71) to the **PLACE OF BEGINNING** containing 28.538 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

