

COLORADO COUNTY, TEXAS
I. & G.N. R.R. CO. SURVEY, ABSTRACT NO. 284

DESCRIPTION OF A 7.46 ACRE TRACT OF LAND OUT OF THE I. & G.N. R.R. CO. SURVEY, ABSTRACT NO. 284, COLORADO COUNTY, TEXAS AND BEING PART OF OUTLOT NO. 11 OF THE TOWN OF ROCK ISLAND, AS PER PLAT RECORDED IN VOLUME 13, PAGE 62, OF THE DEED RECORDS OF COLORADO COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS BEING THE RESIDUE OF THAT CALLED 17.46 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED FEBRUARY 14, 2020 FROM VICKI TESCH, ET AL TO EVERETTE MOORE, AS RECORDED IN VOLUME 921, PAGE 202, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS, FOR WHICH REFERENCE IS MADE AND THE SAID 7.46 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found [Grid Coordinates: N 13,745,997.75 USft E 2,740,597.08 USft] at the intersection of the Southerly line of 11th Street [80' R.O.W.] and the Westerly line of Cushen Street [80' R.O.W.] for the Northeast corner of said Outlot No. 11 and being the Northeast corner of said parent residue of 17.46 acre tract;

THENCE South 01° 55' 52" East [called South] with the Westerly line of Cushen Street, being the Easterly line of said Outlot No. 11 a distance of 306.47 feet to a 5/8 inch iron rod set found for the Southeast corner of said parent residue of 17.46 acre tract, being the Northeast corner of a called 10.00 acre tract of land described in a deed dated December 14, 2021 from Everette Moore to Jose G. Briones, as recorded in Volume 984, Page 130, Colorado County Official Records, from which a 1/2 inch iron rod found for the Southeast corner of said Outlot No. 11 and being the Southeast corner of said 10.00 acre tract bears South 01° 55' 52" East a distance of 410.80 feet;

THENCE South 87° 56' 52" West [called South 87° 56' 52" West, Vol. 921, Pg. 202, O.R.C.C.T.] across said Outlot No. 11 with the Northerly line of said 10.00 acre tract a distance of 1060.26 feet [called 1060.26'] to a 5/8 inch iron rod found in the Easterly line of Main Street [80' R.O.W.], being the Westerly line of said Outlot No. 11 for the Southwest corner of said parent residue of 17.46 acre tract, being the Northwest corner of said 10.00 acre tract, from which a 1/2 inch iron rod found for the Southwest corner of said Outlot No. 11 and being the Southwest corner of said 10.00 acre tract bears South 01° 53' 49" East a distance of 410.80 feet;

THENCE North 01° 53' 49" West [called North] with the Easterly line of Main Street, being the Westerly line of said Outlot No. 11 a distance of 306.53 feet to a 5/8 inch iron found at the intersection of the Easterly line of Main Street and the Southerly line of 11th Street for the Northwest corner of said Outlot No. 11 and being the Northwest corner of said parent residue of 17.46 acre tract;

THENCE North 87° 57' 04" East [called East] with the Southerly line of 11th Street, being the Northerly line of said parent residue of 17.46 acre tract a distance of 1060.07 feet [called 1060'] to the **POINT OF BEGINNING**, containing 7.46 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 0.999861745.
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 January 25, 2023.

Cullen D. Weishuhn
Registered Professional Land Surveyor No. 6850
Project No. 2023010028
Word File: 2023010028_7.46_acre_m&b.docx
ACAD File: 2023010028.dwg



Date: 1/27/23