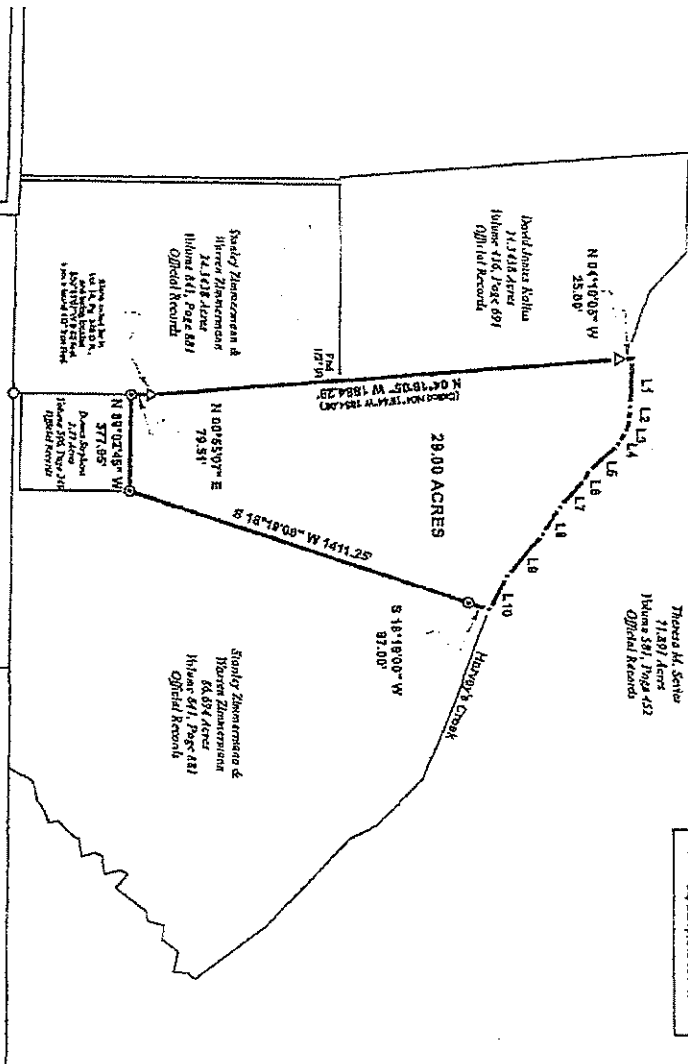


COLORADO COUNTY TEXAS HENRY AUSTIN FIVE LEAGUE GRANT ABSTRACT NO. 4

Project No. 022910-033
Date: March 20, 2019

Legend
 Road Right-of-Way
 Survey Boundary
 Survey Station

LINE	Bearing	Horizontal Distance
L1	S 86° 13' 00" E	189.78
L2	S 84° 11' 45" E	63.82
L3	S 73° 58' 47" E	27.08
L4	S 89° 28' 57" E	96.45
L5	S 45° 09' 21" E	108.12
L6	S 65° 14' 11" E	184.12
L7	S 48° 18' 34" E	152.88
L8	S 68° 24' 13" E	129.28
L9	S 68° 20' 37" E	218.10
L10	S 62° 09' 37" E	147.85



Survey plat of a 28.00 acre tract of land located in the Henry Austin Five League Grant, Abstract No. 4 in Colorado County, Texas, and being a part of portion of land described as 80.984 acres in Deed dated June 20, 2017 from Franklin Zimmerman to Stanley and Warren Zimmerman recorded in Volume 841, Page 881 of the Colorado County Official Records.

TINYMEDIA P.C.

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This survey was performed without the benefit of a title examination.

This property is subject to the easements, restrictions, covenants, and conditions, which may be applicable.

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

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

This is a boundary survey only with the exception of those improvements or easements visible on the ground at the time of survey.

All original grants paid for by the client and supplied to the client contain the property of this client. Texas Land Systems retains copyright to all survey documents and electronic products. No part of this document may be reproduced or stored.

This survey is valid for use by Stanley Zimmerman only and shall not be used for any further conveyance or transaction without written verification by Texas Land Systems.

This survey is considered an unnoted 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 recitals.



TEXAS LAND SYSTEMS

Surveying & Mapping

3554 FM 108 Columbus, Texas 75804

Phone: (817) 732-2086

Plum Registration No. 10103708

I, Jacob W. Batten, 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. Batten, RPLS 6337

TEXAS LAND SYSTEMS
Surveying & Mapping

STATE OF TEXAS

PROJECT NO. 022019-033

COUNTY OF COLORADO

DATE: MARCH 20, 2019

Being a 29.00 acre tract of land located in the Henry Austin Five League Grant, Abstract No. 4 in Colorado County, Texas; and being a part or portion of that land described as 86.694 acres of land in Deed dated June 20, 2017 from Franklin Zimmermann to Stanley and Warren Zimmermann, recorded in Volume 841, Page 881 of the Colorado County Official Records, to which reference is made for all purposes; said 29.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron rod with plastic cap stamped RPLS 6337 set for the Northwest corner of a 3.77 acre tract of land conveyed to Donna Stephens in Volume 506, Page 249 of the Colorado County Official Records, same being the Southwest corner of the herein described tract.

THENCE with the East line of that 24.3438 acre tract of land conveyed to Stanley & Warren Zimmerman in Volume 841, Page 881 of the Colorado County Official Records, same being the West line of the parent tract, N00°55'07"E a distance of 79.51 feet to a stone called for in Volume 55, Page 348 of the Colorado County Deed Records and being located S00°55'07"W a distance of 0.60' from a found 1/2" Iron rod and continuing with the West line of said parent tract, N04°19'05"W a distance of 1884.29 feet (Called N04°16'44"W 1884.06') a stone found on the South bank of Harvey's Creek and continuing a distance of 25.00 feet for a total distance of 1909.29 feet to the Northwest corner of the herein described tract.

THENCE with the center of Harvey's Creek, same being the South line of that 71.891 acre tract of land conveyed to Theresa M. Sevier in Volume 581, Page 452 of the Colorado County Official Records the following courses and distances;

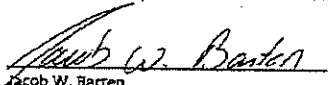
- S86°51'39"E a distance of 189.79 feet to a point for corner angle,
- S84°11'46"E a distance of 63.62 feet to a point for corner angle,
- S73°55'47"E a distance of 27.08 feet to a point for corner angle,
- S59°39'25"E a distance of 66.35 feet to a point for corner angle,
- S45°08'21"E a distance of 165.12 feet to a point for corner angle,
- S66°01'34"E a distance of 20.85 feet to a point for corner angle,
- S48°16'53"E a distance of 152.58 feet to a point for corner angle,
- S56°24'13"E a distance of 129.38 feet to a point for corner angle,
- S49°29'25"E a distance of 219.10 feet to a point for corner angle,
- S62°09'37"E a distance of 147.96 feet to a point for the Northeast corner of the herein described tract.

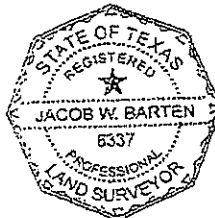
THENCE S18°19'00"W at a distance of 87.00 feet passing a 1/2" Iron rod with plastic cap stamped RPLS 6337 set for reference on the South bank of said creek and continuing a distance of 1411.25 feet for a total distance of 1498.25 feet to a 1/2" Iron rod with plastic cap stamped RPLS 6337 set for the Northeast corner of the Stephens tract, same being the Southeast corner of the herein described tract.

THENCE with the North line of the Stephens tract, N89°02'45"W a distance of 377.95 feet to the PLACE OF BEGINNING containing 29.00 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



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1977

FILED FOR RECORD
COLORADO COUNTY, TEXAS

2020 MAY 28 AM 9:48

KIMBERLY MENKE
COUNTY CLERK D.K.

STATE OF TEXAS COUNTY OF COLORADO
I hereby certify that this instrument was FILED on the
date and time stamped herein by me; and was duly
RECORDED to the Volume and Page of the OFFICIAL
RECORDS of Colorado County, Texas and stamped
hereby to be so.

MAY 28 2020



Kimberly Menke
KIMBERLY MENKE

COUNTY CLERK, COLORADO COUNTY, TEXAS

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