

TEXAS LAND SYSTEMS
Surveying & Mapping

STATE OF TEXAS
COUNTY OF COLORADO

PROJECT NO. 021822-015
DATE: FEBRUARY 22, 2022

Being a 0.198 acre tract of land located in the Elizabeth Tumlinson League, Abstract No. 44, in the City of Columbus, Colorado County, Texas; and being that same land described in Deed dated August __, 1996 from Leon A. Willmann and wife, Vlasta Willmann to Mark Shreves and wife, Vickie Shreves, recorded in Volume 202, Page 301 of the Colorado County Official Records, to which reference is made for all purposes; said 0.198 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½” iron rod found in the West line of Rampart Street for the Southeast corner of a 0.4460 acre tract of land conveyed to Bruce Binder in Volume 538, Page 192 of the Colorado County Official Records, same being the Northeast corner of the herein described tract.

THENCE S00°45’46”W a distance of **70.00 feet** (Called SOUTH 70.00’) to a 3/8” iron rod found for the Southeast corner of the herein described tract.

THENCE WEST a distance of **123.07 feet** (Called WEST 124.00’) to a ½” iron rod set for the Southwest corner of the herein described tract, same being a common corner of a 1.152 acre tract of land conveyed to Mark Shreves in Volume 323, Page 36 of the Colorado County Official Records.

THENCE with the East line of the 1.152 acre Shreves tract, **NORTH** a distance of **70.00 feet** (Called NORTH 70.00’) to a ½” iron rod set in the South line of a 0.4460 acre Binder tract for the Northwest corner of the herein described tract. Said iron rod being East a distance of 329.00 feet from a ½” iron rod found for the Northwest corner of said 1.152 acre Shreves tract.

THENCE with the South line of the Binder tract, **EAST** a distance of **124.00 feet** (Basis of Bearing - Called EAST 124.00’) to the **PLACE OF BEGINNING** containing 0.198 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

