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

PNT NO	GRID NORTHING	GRID EASTING	SURFACE NORTHING	SURFACE EASTING	ELEVATION	DESCRIPTION
TBM1	13811380.07	2670939.63	13813390.08	2671289.66	407.8655	IRON ROD SET W/CAP
TBM2	13811597.43	2670618.78	13813407.47	2670968.77	403.8314	NAIL AND DISC
TBM3	13811039.28	2670291.56	13812849.25	2670641.50	386.3256	IRON ROD SET W/CAP

SHORT LINE / CURVE TABLE

LINE	BEARING	DISTANCE
L1	S 05°00'06" W	44.52'
L2	S 00°45'31" E	24.53'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	21.68'	21.00'	N 25°35'55" W	49°40'47"
C2	60.00'	20.61'	20.51'	N 40°35'55" W	19°40'47"
C3	60.00'	58.86'	56.53'	N 02°39'21" W	56°12'20"
C4	60.00'	94.87'	85.29'	N 70°44'34" E	90°35'00"
C5	60.00'	23.96'	23.80'	S 52°31'12" E	22°52'57"
C6	25.00'	21.68'	21.00'	S 65°55'07" E	49°40'47"
C8	600.00'	39.27'	35.36'	N 44°14'29" E	90°00'00"
C9	600.00'	10.37'	10.37'	S 00°15'49" E	0°59'23"
C10	25.00'	39.27'	35.36'	S 44°14'29" E	90°00'00"
C11	25.00'	39.27'	35.36'	S 45°45'31" E	90°00'00"
C12	540.00'	54.29'	54.27'	S 02°07'18" W	5°45'37"

SURVEY NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
3. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR REPORT.
4. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, COVENANTS, ETC. THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY
5. SUBDIVISION BOUNDARY IS BASED ON A SURVEY PREPARED BY FSC, INC. AND DATED AUGUST 5, 2021.
6. SUBDIVISION AND TRACT USAGE IS SUBJECT TO CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND BUILDING SET BACK LINES AS SET FORTH IN THE RESTRICTIONS PREPARED IN CONJUNCTION WITH THIS SUBDIVISION PLAT.
7. ALL RIGHT OF WAYS, EASEMENTS AND SETBACKS ARE PROVIDED BY THE OWNER, AS THE CITY OF WEIMAR SUBDIVISION REGULATIONS ARE CURRENTLY UNDEFINED AT THE TIME OF SURVEY.

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 13.52 ACRE TRACT OF LAND OUT OF THE HENRY AUSTIN FIVE LEAGUE GRANT, ABSTRACT NO. 4, COLORADO COUNTY, TEXAS AND BEING ALL OF THAT CALLED 13.52 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED SEPTEMBER 6, 2023 FROM MILTON R. KOLLER TO TREND VIEW ENTERPRISES, LLC, DBA TREND VIEW HOMES, AS RECORDED IN VOLUME 1044, PAGE 642, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 13.52 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found (Grid Coordinates: N 13,811,152.96 USft E 2,669,744.46 USft) in the Northerly line of Sedan Road for the southeast corner of the herein described tract, being the common Southeast corner of a called 2-1/2 acre tract of land described in a deed dated April 14, 1962 from Herbert Beck, et ux to Phil Holman, as recorded in Volume 226, Page 314, Colorado County Deed Records;

THENCE North 12° 03' 05" West (called North 12° 03' 05" West) with the Easterly line of said 2-1/2 acre tract, being the common Westerly line of the herein described tract at 415.06 feet passing a 1/2 inch iron rod found, continuing for a total distance of 415.99 feet (called 415.99') to a 5/8 inch iron rod found in the Southerly line of a called 20.98 acre tract of land described in a deed dated May 19, 2021 from Mark H. Seifert, et al to Mahmoud M. Adel Al-Batal, et ux, et al, as recorded in Volume 962, Page 871, Colorado County Official Records for the Northwest corner of the herein described tract, being the common Northeast corner of said 2-1/2 acre tract, from which a 4 inch metal fence post found for the Southwest corner of said 20.98 acre tract, being the common Northwest corner of said 2-1/2 acre tract bears South 89° 14' 29" West a distance of 186.72 feet;

THENCE North 89° 14' 29" East (called South 89° 14' 29" East) with the Southerly line of said 20.98 acre tract, being the common Northerly line of the herein described tract at 903.06 feet passing a 1 inch iron pipe found for the Southeast corner of said 20.98 acre tract, being the common Southwest corner of North West Street (80' R.O.W.), continuing with the Southerly line of North West Street for a total distance of 1344.38 feet (called 1344.38') to a 5/8 inch iron rod found for the Northeast corner of the herein described tract, being the common Northwest corner of a called 0.462 acre tract of land described in a deed dated May 9, 2017 from Kathleen S. Moore, et vir to Paul A. Seabolt, as recorded in Volume 836, Page 128, Colorado County Official Records;

THENCE South 02° 59' 24" West (called South 05° 01' 00" West, Vol. 836, Pg. 128, O.R.C.C.T.) with the Westerly line of said 0.462 acre tract, being the common Easterly line of the herein described tract a distance of 136.55 feet (called 136.74') to a 3/8 inch iron rod found for the Southwest corner of said 0.462 acre tract, being the common Northwest corner of a called 0.45 acre tract of land described in a deed dated February 7, 2020 from Case O. Guentert, et ux to Chad Aaron Pavlicek, as recorded in Volume 920, Page 631, Colorado County Official Records;

THENCE South 04° 55' 23" West (called South 06° 30' West, Vol. 920, Pg. 631, O.R.C.C.T.) with the Westerly line of said 0.45 acre tract, being the common Easterly line of the herein described tract a distance of 143.94 feet (called 144.00') to a 3/8 inch iron rod found for the Southwest corner of said 0.45 acre tract, being the common Northwest corner of a called 120 feet by 138.1 feet tract of land described in a deed dated October 14, 1974 from Viola L. Evans to Paul Billeck, et ux, as recorded in Volume 328, Page 214, Colorado County Deed Records;

THENCE South 04° 47' 58" West (called South 06° 30' West, Vol. 328, Pg. 214, D.R.C.C.T.) with the Westerly line of said 120 feet by 138.1 feet tract, being the common Easterly line of the herein described tract a distance of 116.81 feet (called 120.00') to a 5/8 inch iron rod found for the Southwest corner of said 120 feet by 138.1 feet tract, being the common Northwest corner of a called 0.22 acre tract of land described in a deed dated April 1, 2022 from Judson G. Ulrich, et ux to Deborah Fourrier, as recorded in Volume 997, Page 20, Colorado County Official Records;

THENCE South 04° 14' 04" West (called South 04° 11' 49" West, Vol. 911, Pg. 721, O.R.C.C.T.) with the Westerly line of said 0.22 acre tract, being the common Easterly line of the herein described tract a distance of 39.65 feet to a point in a 3 inch metal fence post found for the upper Southeast corner of the herein described tract, being the common Northeast corner of a called 0.3191 acre tract of land described in a deed dated March 16, 1994 from Zita Grohmann to Joseph Miller, Jr., et al, as recorded in Volume 102, Page 188, Colorado County Official Records, from which a 1/2 inch iron rod found for the Southwest corner of said 0.22 acre tract bears South 04° 14' 04" West a distance of 29.59 feet;

THENCE North 84° 50' 49" West (called North 84° 09' West, Vol. 102, Pg. 188, O.R.C.C.T.) with the Northerly line of said 0.3191 acre tract, being the common Southerly line of the herein described tract a distance of 125.33 feet (called 125.40') to a point in a 2 inch chain link fence post found in the Easterly line of a called 0.242 acre tract of land described in a deed dated July 16, 1979 from W. W. Grohmann to Leroy Pavlik, et ux, as recorded in Volume 395, Page 389, Colorado County Deed Records for an exterior corner of the herein described tract, being the common Northwest corner of said 0.3191 acre tract;

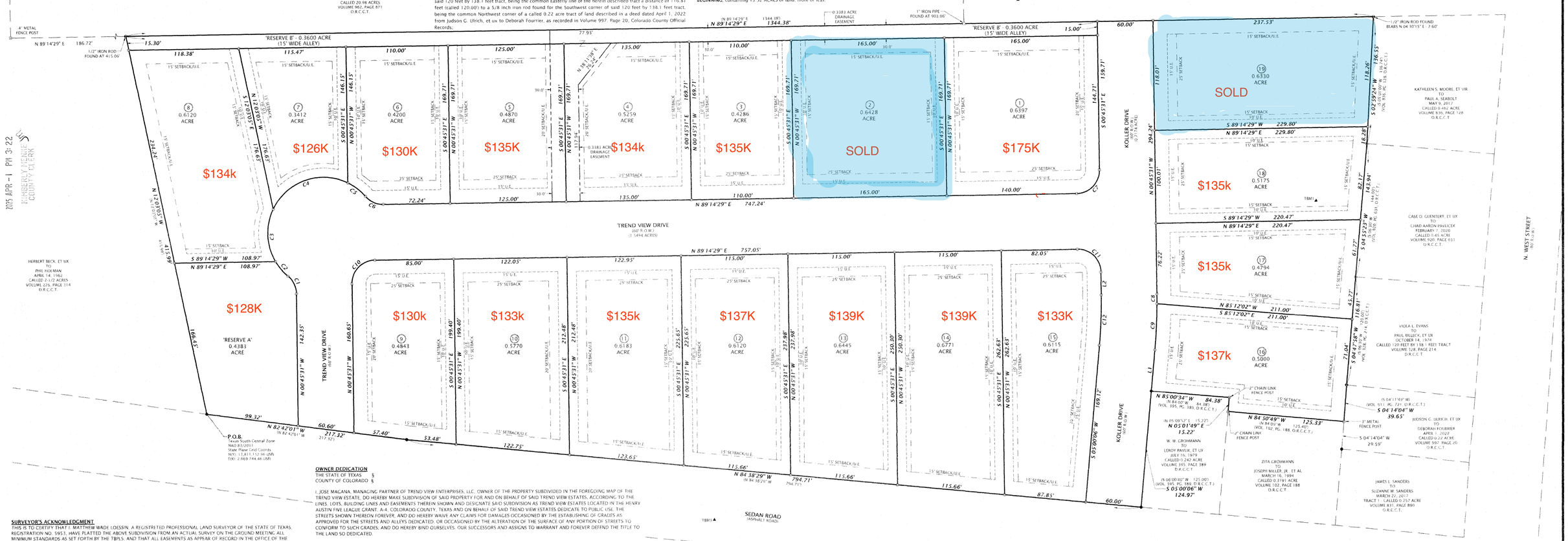
THENCE North 05° 01' 49" East (called North 05° 09' 52" East) with the Easterly line of said 0.242 acre tract, being the common Westerly line of the herein described tract a distance of 15.22 feet (called 15.22') to a point in a 2 inch chain link fence post found for an interior corner of the herein described tract, being the common Northeast corner of said 0.242 acre tract;

THENCE North 85° 00' 34" West (called North 84° 00' West, Vol. 395, Pg. 389, D.R.C.C.T.) with the Northerly line of said 0.242 acre tract, being a common Southerly line of the herein described tract a distance of 84.38 feet (called 84.38') to a 1/2 inch iron rod found for an interior corner of the herein described tract, being the common Northwest corner of said 0.242 acre tract;

THENCE South 05° 00' 06" West (called South 06° 00' 40" West Vol. 395, Pg. 389, D.R.C.C.T.) with the Westerly line of said 0.242 acre tract, being the common Easterly line of the herein described tract a distance of 124.97 feet (called 125.00') to a 1/2 inch iron rod found in the Northerly line of Sedan Road for the lower Southeast corner of the herein described tract, being the common Southwest corner of said 0.242 acre tract;

THENCE North 84° 38' 29" West (called North 84° 38' 29" West) with the Northerly line of Sedan Road, being the common Southerly line of the herein described tract a distance of 794.71 feet (called 794.71') to a 1/2 inch iron rod found;

THENCE North 82° 42' 01" West (called North 82° 42' 01" West) with the Northerly line of Sedan Road, being the common Southerly line the herein described tract a distance of 217.32 feet (called 217.32') to the **POINT OF BEGINNING**, containing 13.52 ACRES of land, more or less.



OWNER DEDICATION

THE STATE OF TEXAS §
COUNTY OF COLORADO §

I, JOSE MAGANA, MANAGING PARTNER OF TREND VIEW ENTERPRISES, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP OF THE TREND VIEW ESTATE, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID TREND VIEW ESTATES, ACCORDING TO THE LINES, LOTS, BUILDING LINES AND EASEMENTS THEREIN SHOWN AND DESIGNATE SAID SUBDIVISION AS TREND VIEW ESTATES LOCATED IN THE HENRY AUSTIN FIVE LEAGUE GRANT, A-4, COLORADO COUNTY, TEXAS AND ON BEHALF OF SAID TREND VIEW ESTATES DEDICATE TO PUBLIC USE, THE STREETS SHOWN THEREON FOREVER, AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT I, JOSE MAGANA OF TREND VIEW ENTERPRISES, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF TREND VIEW ESTATES HAVE COMPLIED OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE COUNTY AND ADOPTED BY THE CITY OF WEIMAR OF COLORADO COUNTY, TEXAS

THERE IS ALSO DEDICATED FOR UTILITIES AN OBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENTS SHOWN HEREON.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP SHALL BE RESTRICTED IN ITS USES, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE TO THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF COLORADO COUNTY, BY COLORADO COUNTY OR ANY CITIZEN

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATED, UNLESS OTHERWISE NOTED.

IN TESTIMONY THEREOF, THE TREND VIEW ESTATES HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OWNER OF TREND VIEW ENTERPRISES, LLC AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 26 DAY OF MARCH 2024 2025

FOR TREND VIEW ESTATES

JOSE MAGANA, MANAGING PARTNER

NOTARY PUBLIC ACKNOWLEDGMENT
THE STATE OF TEXAS §
COUNTY OF COLORADO §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 26th DAY OF March 2024 2025 BY JOSE MAGANA AS MANAGING PARTNER.

NOTARY PUBLIC, STATE OF TEXAS

NOTARY PRINTED NAME: Dolores Stoever

NOTARY COMMISSION EXPIRATION: 5-17-26

DOLORES STOEVER
Notary Public
STATE OF TEXAS
ID# 547592-4
My Comm. Exp. May 17, 2026

SURVEYOR'S ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT I, MATTHEW WADE LOESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION NO. 5953, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND MEETING ALL MINIMUM STANDARDS AS SET FORTH BY THE TBPLS. AND THAT ALL EASEMENTS AS APPEAR OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF COLORADO COUNTY, TEXAS (AS PER A PROVIDED AND STATED TITLE COMMITMENT PROVIDED TO SURVEYOR) ARE DEPICTED THEREON AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE PROPERLY MARKED WITH IRON RODS OF MINIMUM 5/8 INCH DIAMETER AND TWENTY FOUR (24) INCHES LONG, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

FOR FSC, INC.

BY: MATTHEW W. LOESSIN, RPLS
TEXAS REGISTRATION NO. 5953

STATE OF TEXAS REGISTERED MATTHEW W. LOESSIN 5953 PROFESSIONAL LAND SURVEYOR

LEGEND

- 5/8" IRON ROD SET W/ 2" ALUM. CAP
- 5/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND
- 3/8" IRON ROD FOUND
- 1" IRON PIPE FOUND
- POINT FOR CORNER (AS NOTED)
- BENCHMARK SET (AS NOTED)
- BUILDING SETBACK (AS NOTED)
- UTILITY EASEMENT (AS NOTED)
- RECORD INFORMATION

FSC INC
SURVEYORS•ENGINEERS
2205 Walnut Street - Columbus, TX 78934
Toll Free 1.855.637.5725 - www.fscinc.net
TBPLS FIRM 10000100 - TBPE FIRM 17957
Driving Performance. Delivering Results.
Project Number: 2023090500

CERTIFICATE OF RECORDING

THIS IS TO CERTIFY THAT THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF WEIMAR, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF TREND VIEW ESTATE SUBDIVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF WEIMAR AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THE PLAT THIS _____ DAY OF _____, 20____.

IN THE ABSENCE OF SUBDIVISION REGULATIONS, WE CERTIFY THAT ALL RIGHT OF WAYS, EASEMENTS AND SETBACKS MEET THE CITY OF WEIMAR SUBDIVISION REQUIREMENTS.

BY: _____
David Nelson
INTERIM CITY MANAGER

BY: Dolores Stoever
DOLORES STOVER
CITY SECRETARY

CITY OF WEIMAR COLORADO COUNTY TEXAS

I, KIMBERLY MENKE, COUNTY CLERK OF COLORADO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON April 1st 2025 AT 3:22 O'CLOCK P. M., AND IN VOLUME 1059, PAGE 1245 OF THE MAP RECORDS OF COLORADO COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT COLORADO COUNTY, TEXAS THE DATE LAST AND DATE LAST ABOVE WRITTEN.

EX OFFICIO CLERK OF COLORADO COUNTY, TEXAS

BY: J Martinez
DEPUTY

COUNTY OF COLORADO COUNTY TEXAS

LIENHOLDER'S ACKNOWLEDGEMENT

WE, FAYETTE SAVINGS BANK, SSB, LA GRANGE, TEXAS, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE KNOWN AS 13.52 ACRE TRACT, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN VOLUME 1074, PAGE 750, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NO ANY PART THEREOF.

FAYETTE SAVINGS BANK, LA GRANGE, TEXAS

BY: _____
NAME: Jonathan W. Tippie
TITLE: Assistant VP

NOTARY PUBLIC ACKNOWLEDGMENT
THE STATE OF TEXAS §

COUNTY OF COLORADO §

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jonathan W. Tippie KNOWN TO ME, TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 1st DAY OF April 20 25

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 5-17-26

DOLORES STOEVER
Notary Public
STATE OF TEXAS
ID# 547592-4
My Comm. Exp. May 17, 2026

TREND VIEW ESTATES
FINAL SUBDIVISION PLAT

HENRY AUSTIN FIVE LEAGUE GRANT
ABSTRACT NO. 4
COLORADO COUNTY, TX

CONSISTING OF 13.52 TOTAL ACRES
19 - TOTAL LOTS
1 - "RESERVE A"
1 - "RESERVE B"

PROPERTY OWNER & DEVELOPER
TREND VIEW ENTERPRISES, LLC. DBA TREND VIEW HOMES
P.O. BOX 1331
SPRING, TX 77373

Trend View

1256
COLORADO COUNTY, TX
2025 APR -1 PM 3:22
KIMBERLY MENKE
COUNTY CLERK