

TEXAS LAND SYSTEMS
Surveying & Mapping

STATE OF TEXAS
COUNTY OF COLORADO

PROJECT NO. 060222-036
DATE: JUNE 9, 2022

TRACT NO. 4

Being an 11.45 acre tract of land located in the George W. Wright Survey, Abstract No. 583 in Colorado County, Texas; and being a part or portion of that land described as 62.00 acres in Deed dated December 17, 2020 from Darryl D. Williams to Willem Hendrick Burger, recorded in Volume 947, Page 783 of the Colorado County Official Records, to which reference is made for all purposes; said 11.45 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½” iron rod found in the South line of Dancing Deer Road (Also known as Deer Run Road – Vol. 375, Pg. 432 D.R.) for the Southwest corner of Tract 46 of the Forest Oaks Subdivision Section 2 as recorded in Slide 41 of the Colorado County Plat Records.

THENCE with the South line of said subdivision, **S73°55’38”E** passing an axle found for the common corner of Tract 46 and 47 at a distance of **245.45 feet** and continuing **780.87 feet** for a total distance of 1026.32 feet to an axle found for an interior corner of the parent tract.

THENCE N54°40’20”E a distance of **164.26** to a 5/8” iron rod found for angle point.

THENCE diverging from the parent tract, with the common line of Tract 5 this day surveyed the following courses and distances;

- **S12°08’49”W** a distance of **153.35 feet** to a ½” iron rod set,
- **S23°03’00”W** a distance of **209.82 feet** to a ½” iron rod set,
- **S64°08’22”E** a distance of **117.14 feet** to a ½” iron rod set,
- **S89°58’31”E** a distance of **104.76 feet** to a ½” iron rod set,
- **S30°50’12”E** a distance of **234.20 feet** to a ½” iron rod set,
- **S56°17’41”E** a distance of **143.97 feet** to a ½” iron rod set,
- **S18°39’03”E** a distance of **32.16 feet** to a 5/8” iron rod found in the North line of a 7.00 acre tract of land conveyed to Imelda Mendoza in Volume 949, Page 88 of the Colorado County Official Records, same being the East corner of the herein described tract.

THENCE S63°18’23”W (Basis Of Bearing) a distance of **168.56 feet** to a ½” iron rod set for the Southeast corner of Tract 3 this day surveyed, same being the Southwest corner of the herein described tract.

THENCE N60°06’19”W a distance of **1683.37 feet** to a ½” iron rod set in the South line of Dancing Deer Road for the North corner of Tract 3 this day surveyed, same being the West corner of the herein described tract.

THENCE with the South line of Dancing Deer Road:

- **N33°19’40”E** a distance of **60.75** to a found bridge spike.
- **N55°11’33”E** along a curve to the right having a radius of 70.00 feet and arc distance of **62.68 feet** to a found bridge spike.
- **N52°49’09”E** along a curve to the left having a radius of 70.00 feet and arc distance of **80.66 feet** to the **PLACE OF BEGINNING** containing 11.45 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.

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