

STATE OF TEXAS

COUNTY OF WASHINGTON

Legal Description
69.805 Acres

BEING a tract or parcel containing 69.805 acres of land situated in the S.M. Williams Survey, Abstract No. 109, Washington County, Texas and being a part of that land described as 71.74 acres in Deed dated March 8, 1978 from Umberto Erculiani to Erculiani Interbau Luzern Ag, Inc., recorded in Volume 363, Page 19, Washington County Deed Records. Said 69.805 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found at a fence corner post for the South corner of this tract and of said original 71.74 acre tract, being on the Northerly right of way line of Farm Road 390 and also being the Southeast corner of a 29.00 acre tract conveyed to Harper Muery by deed recorded in Volume 329, Page 729, Washington County Deed Records;

THENCE N 43° 26' 00" W, along a Northeast line of said 29.00 acre tract and generally along an existing fence, a distance of 919.33 feet to a 3/8" iron rod found at the base of a post oak tree for the West corner of this tract and of said original tract, being on the Southeast line of the Carl Weems 33.66 acre tract as described in Volume 713, Page 202, Washington County Official Records and also being an angle corner of said Muery tract;

THENCE along a portion of the Southeast line of the Weems 33.66 acre tract, N 45° 26' 19" E a distance of 658.93 feet to a 3/8" iron rod found for the East corner of said Weems tract and being the South corner of the residual part of an original 57.175 acre tract conveyed to Ruth Hobbs in Volume 363, Page 27, Washington County Deed Records and also being an angle corner of this tract;

THENCE N 45° 41' 08" E, along the Southeast line of said Hobbs residual tract, a distance of 1354.24 feet to a concrete highway marker found on the Southwest right of way line of State Highway 36 for the North corner of this tract, also being the East corner of the Hobbs residual tract;

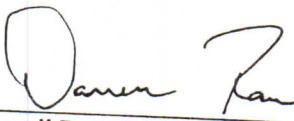
THENCE along the Southwest right of way line of State Highway 36, as follows:

- S 48° 13' 11" E, 240.89 feet to a concrete highway marker found at beginning of a curve to the right,
- In a southeast direction along said curve to the right having a radius point which bears S 42° 15' 50" W, 22918.32 feet, a central angle of 00° 50' 10", an arc length of 334.43 feet and whose chord bears S 47° 19' 05" E a distance of 334.43 feet to a concrete highway marker found for the end of said curve,
- S 44° 56' 28" E, 129.59 feet to a found concrete highway marker,
- S 50° 11' 26" E, 187.20 feet to a found concrete highway marker,
- S 47° 03' 27" E, 485.38 feet to a concrete highway marker found at the beginning of a curve to the right,
- In a southeasterly direction along said curve to the right having a radius point which bears S 42° 57' 46" W, 22918.32 feet, a central angle of 00° 43' 49", an arc length of 292.16 feet and whose chord bears S 46° 40' 19" E a distance of 292.16 feet to a concrete highway marker found for the end of said curve,
- S 46° 10' 25" E, 306.32 feet to a concrete highway marker found for East corner of this tract, and
- S 12° 18' 52" W, 59.15 feet to a concrete highway marker found at the intersection of this right of way line with the Northerly right of way line of Farm Road 390;

THENCE along the Northerly right of way line of Farm Road 390, as fenced, the following calls:

- S 73° 22' 48" W, 1121.84 feet to a 3/8" iron rod with plastic cap stamped "RPLS 4173" set for an angle corner of this tract, and
- S 73° 05' 14" W, 1221.31 feet to the **PLACE OF BEGINNING**, containing 69.805 acres of land.

Notes: Bearings for this description are based on a calculated bearing between the North corner and East corner of this tract as described in a Highway R.O.W. Deed, recorded in Volume 621, Page 571. Said bearing being N 47° 12' 26" W - 1975.50 feet. A survey plat to accompany this description.


Darrell D. Rau
Registered Professional Land Surveyor
Registration No. 4173

Date: January 28, 2002



WASHINGTON COUNTY, TEXAS
S. M. WILLIAMS SURVEY
ABSTRACT NO. 109



Scale 1" = 400'
January 28, 2002

Ruth Hobbs
(Residual part of 57.175 acre tract)
Volume 363, Page 27
Deed Records

Oasis Pipeline
(30' wide Easement)
Volume 448, Page 855
Deed Records

Carl Weems
(33.66 acres)
Volume 713, Page 202
Official Records

Harper Muery
(29.000 Acres)
Volume 329, Page 729
Deed Records

69.805 Acres

Property Buyers : Otto H. Schroeder and,
Ann B. Schroeder

- LEGEND**
- Concrete Hwy. ROW marker found
 - 3/8" Iron Rod found as called for in deed
 - 3/8" Iron Rod Set with cap stamped RPLS 4173
 - ▢ Board Fence
 - x-x- Wire Fence
 - ▬ Pipeline
 - Overhead Power Line
 - () Record Deed Calls

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	00°50'10"	22918.32	334.43	167.22	334.43	S 47°19'05"E
2	00°43'49"	22918.32	292.16	146.08	292.16	S 46°40'19"E


Notes

- (1) Bearings for this survey are based on a calculated right of way bearing between the two shown control monuments as described in the right of way deed to State of Texas, recorded in Volume 621, Page 571. (calculated bearing = N 47° 12' 26" W - 1975.50' & actual bearing = N 47° 12' 26" W - 1976.66' & actual bearing = N 47° 12' 26" W - 1975.50')
- (2) This property is shown to be outside the flood hazard areas according to FHBM No. 481188 0001 A, effective date May 24, 1977.
- (3) Title information not furnished.
- (4) Property description to accompany this plat.

Survey Plat of a 69.805 acre tract of land situated in the S.M. Williams, Abstract No. 109, Washington County, Texas and being part of that land described as 71.74 acres in Deed dated March 8, 1978 from Umberto Erculiani to Erculiani Interbau Luzern Ag, Inc., recorded in Volume 363, Page 19, Washington County Deed Records.

I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described hereon, and there are no encroachments apparent on the ground, and that all improvements, if any, be wholly within the property lines, except as shown or noted hereon. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey.

Surveyor's Address : P.O. Box 692
Columbus, Tx. 78934
Phone: (979) 732-8494
Fax: (979) 732-8481


Darrell D. Rau, Registration No. 4173

