

#### 3 Found 3/8" iron rod Capped 5/8" iron rod found (Hodde) Name/ID Washington County WCDR Vol/Pg Deed Records Washington County Name/ID

conditions stipulated therein, including, but not limited to, the blanket rights of ingress and egress, to build roads, lay pipelines, etc. See those documents for details.

Surveyor did not perform an independent search of the public records for potential easements.

#### **Survey Notes**

The basis of bearing is grid north, Texas State Plane Coordinate System of 1983, Central Zone. The distances shown hereon are grid

Brown College Lane is a prescriptive county road that varies in width, based on the occupation (fences and found monuments) and use of same for road purposes. The east line of the subject tract is at or near the center of Brown College Lane, and approximately 0.35 of an acre of the subject tract lies within the said right-of-way, as shown hereon.

There is a buried telephone cable and several telephone pedestals along the west right-of-way line of Brown College Lane.

According to the FEMA Flood Insurance Rate Map Nos. 48477C0175C and 48477C0350C, effective 8/16/2011, this tract appears to lie in Zone "X", "Areas determined to be outside the 0.2% annual chance floodplain."

The location of the pipeline evidenced by the pipeline marker to the south and the pipeline riser to the north (on the east side of Rock Island Lane) is not known. It is not known if these two markers relate to the same pipeline. No other visible evidence of pipelines situated either on or immediately near the subject tract was found.

The west line of the subject tract, as determined during the course of this survey, differs from that which was established during the original survey of the Alattar tract in 2004. Upon further review and considering additional evidence, surveyor decided to hold the existing fence line along the private cemetery road because it agrees with the occupation in the area better, and better agrees with the cemetery road deed. The intent is to convey all land Alattar has an interest in on the west side of the subject tract.

### **Record Notes**

(T)

set for witness

Current deed.

Historical deed,

see Record Notes

Wire fence

Telephone pedestal

Overhead electric line

(304/112 WCDR, filed 3/19/1971) 0.619 acre; Rock Island Cemetery Association; fee simple and serves as lane to the Rock Island

(799/17 WCOPR, filed 9/20/1995) 4.2126 acres; Emory Broaden;

WCOPR Official Public Records .\_\_\_\_\_ see Record Notes

(900/646 WCOPR, filed 7/29/1998) 9.026 acres; Joseph and Octavia Reed:

(1164/386 WCOPR, filed 6/6/2005) Main Tract - 3,377 acres less and except 68.96 acres; Farouk Alattar, Trustee;

(1213/282 WCOPR, filed 8/9/2006) 4.2126 acres; Robert B. Felder et ux. Naomi:

(1390/4 WCOPR, filed 12/20/2011) 16.53 acres; William Kenton Andrews et ux, Janet Sparks;

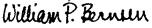
## **Easement Notes**

According to the commitment for title insurance prepared by Washington County Abstract, file no. S120418, effective 4/16/2012 and issued 4/20/2012, this tract is not subject to any recorded

The following are not located on the subject tract: reservation of burial plot (252/142), boundary line agreement (322/563), channel easement (245/414), 0.172 acre channel easement (1071/314), 2.354 acre fence line encroachment (1071/314) and abandoned 30' roadway (51/570).

Title survey plat to accompany field notes description of a 10.50 acre tract of land situated approximately 17.1 miles N68°E of Brenham, and 5.3 miles S17°E of Washington, in Washington County, Texas; same being a portion of Abstract 46, William Gates, original grantee; and being a portion of that certain tract of land (Main Tract) conveyed in part to Farouk Alattar, Trustee by an instrument (1164/386) recorded in the Washington County Official Public Records.

This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications for a Category 1A, Condition 3 Survey. This certification shall be null & void for transactions occurring more than 60 days from the date certified.



William P. Bernsen, RPLS #5506 Surveyed 11/8/2012 Certified 4/30/2012



## Absolute Geomatics • 6408 Old Plum Hwy • La Grange, TX 78945



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# **Field Notes Description**

Field notes description of a 10.50 acre tract of land situated approximately 17.1 miles N68°E of Brenham, and 5.3 miles S17°E of Washington, in Washington County, Texas; same being a portion of Abstract 46, William Gates, original grantee; being a portion of that certain tract of land (Main Tract) conveyed in part to Farouk Alattar, Trustee by an instrument (1164/386) recorded in the Washington County Official Public Records (WCOPR); and being more particularly described by metes and bounds as follows:

The 10.50 acre Parcel begins at capped 5/8 inch iron rod found (Hodde) for a southwesterly corner of the said Alattar tract, same being the southwest corner hereof;

Thence, N07°29'21"W, 517.48 feet with a westerly line of the said Alattar tract, passing the common easterly corner between that certain 9.026 acre tract of land conveyed to Joseph and Octavia Reed by an instrument (900/646 WCOPR) and that certain 0.619 acre tract of land conveyed to Rock Island Cemetery Association by an instrument (304/112) recorded in the Washington County Deed Records, and continuing to a point for the common westerly corner between that certain 16.53 acre tract of land (Center Tract) this same day partitioned, and hereof, whence a capped 5/8 inch iron rod set for witness bears N78°30'50"E, 0.48 feet;

Thence, N78°30'50"E, 801.66 feet across the said Alattar tract, with the common line between the Center Tract and hereof, to a point in the approximate centerline of Brown College Lane (prescriptive county right-of-way varies) for the common easterly corner between the Center Tract and hereof, whence a capped 5/8 inch iron rod set for witness bears S78°30'50"W, 25.16 feet;

Thence, S17°47'39"E, 563.23 feet continuing across the said Alattar tract, along the approximate centerline of Brown College Lane, to a point for the southeast corner hereof, whence a 3/8 inch iron rod found for witness bears S81°17'20"W, 33.89 feet;

Thence, S81°17'20"W, 900.67 feet leaving the said Lane, continuing across the said Alattar tract, along the north line of that certain 4.2126 acre tract of land conveyed to Robert B. Felder et ux, Naomi, by an instrument (1213/282 WCOPR), passing an interior corner of the said Alattar tract and continuing with a southerly line of same, passing the common northerly corner between the said Felder tract and that certain 4.2126 acre tract of land conveyed to Emory Broaden by an instrument (799/17 WCOPR), and then passing the common northerly corner between the said Broaden tract and the said Reed tract, and **returning to the Point of Beginning**, and containing 10.50 acres of land. The basis of bearing is grid north, Texas State Plane Coordinate System of 1983, Central Zone (convergence angle: [+] 02°10'21"). The distances contained herein are grid distances (combined scale factor: 0.999 958 143). These field notes are based on the land survey and plat certified by William P. Bernsen, RPLS #5506, on 4/30/2012.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 3 survey. This certification shall be null and void for transactions occurring more than 60 days from the date certified.



William P. Bernsen

**10.50 acre Parcel** • Page 1 of 1 Document #2012043002 • Task #2012041301