

cm = control monument

A portion of the subject tract shown hereon appears to lie within the Special Flood Hazard Boundary according to the FEMA Flood Insurance Rate Map for Burleson County, Texas, Community-Panel No. 451169 0050 B, effective date January 12, 1989. The Special Flood Hazard Boundary is approximately shown hereon per said map.

This plot accompanied by metes and bounds description.

Scale 1" = 400'



Samuel Williams Survey
Abstract No. 258
Burleson County, Texas

County Road No. 308
(county maintained
public road)

Found 1/2" iron
rod in fence
line (cm)

Jose M. Sanches Survey
Abstract No. 55
Burleson County, Texas

Mary Boedeker Murr
Called 135.0 Ac.
359/672 D.R.B.C.

David Clanton Survey
Abstract No. 98
Burleson County, Texas

91.33 Ac.
(of which approx.
1.27 Ac. lies within
the margin of County
Road No. 308)

Called 91.33 Ac.
Volume 407 Page 687
Official Public Records of
Burleson County, Texas

Lee Martin Carroll, et ux
Called 63 3/4 Ac.
198/272 D.R.B.C.

Sterling C. Robertson Survey
Abstract No. 51
Burleson County, Texas

Wayne Macreale, et ux
Called 45.87 Ac.
505/566 O.P.R.B.C.

Found 1/2" iron
rod near fence
corner (cm)

N 32°21'53" W
576.78'

N 33°08'01" W
237.61'

Doris Boedeker
Called 182.282 Ac.
359/672 D.R.B.C.

N 32°05'19" W
380.00'

N 32°13'35" W
158.17'

Found 1/2" iron
rod at fence
corner (cm)

BASIS OF BEARING LINE
S 56°47'30" W 2617.75'

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that the plot shown hereon accurately represents the results of an on the ground survey, made by me on April 30, 2010, and all corners are as shown. This survey was performed without the benefit of a current title report which may indicate easements or other encumbrances of record not apparent on the ground.

Michael J. Blakey

Registered Professional Land Surveyor No. 5935

Katherine Baumann Willard

Blakey Land Surveying

RPLS 4052

RPLS 6936



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Burton, Texas 77636

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W.O.#2010-1602

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KATHERINE BAUMANN WILLARD
91.33 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 91.33 acres, situated in Burleson County, Texas, being out of the Sterling C. Robertson Survey, Abstract No. 51, being all or a portion of the same called 91.33 acre tract (designated Tract No. 1 to: Katherine Baumann Willard) described in a Judgment (John Eugene Shinn, Jr. and wife Joyce Yvonne Shinn, and Wayne Marcella and wife Glenda Virlena Marcella VS. Mary A. Whited Lindemann and Katherine Baumann Willard) dated December 11, 1995, filed for record in the Official Public Records of Burleson County, Texas on February 24, 1999, and recorded in Volume 497, Page 667 of the Official Public Records of Burleson County, Texas, and being a portion of a called 112.5 acre tract described in that deed from Ellen Odessa Hilton, et al to Katherine Baumann Willard dated May 21, 1987, and recorded in Volume 367, Page 503 of the Deed Records of Burleson County, Texas, said 91.33 acre tract being more particularly described as follows:

BEGINNING at a found ½ inch iron rod, lying in the Southwest line of the Jose M. Sanches Survey, Abstract No. 55, also being the Northeast line of the Sterling C. Robertson Survey, A-51, lying in the Southwest line of the Mary Boedeker Murr called 135.0 acre tract (Volume 359, Page 672, Deed Records of Burleson County, Texas), marking the North corner of the Wayne Marcella, et ux called 45.67 acre tract (Volume 506, Page 566, Official Public Records of Burleson County, Texas), the East corner of the original called 91.33 acre tract (hereafter referred to as "original tract"), and the East corner of the herein described tract;

THENCE along the Northwest line of the Marcella tract, and also along the Northwest line of the John E. Shinn, et ux called 106.55 acre tract (Volume 506, Page 571, Official Public Records of Burleson County, Texas), with the Southeast line of the original tract, S 56deg 47min 30sec W (record bearing for the original tract, this line being the BASIS OF BEARING LINE for this survey), 2817.75 ft., to a found ½ inch iron rod, at fence corner, lying in the Northeast line of the Doris Boedeker called 182.282 acre tract (Volume 359, Page 672, Deed Records of Burleson County, Texas), marking the West corner of the Shinn tract, the South corner of the original tract, and the South corner of the herein described tract;

THENCE along a portion of the Northeast line of the Doris Boedeker tract, with the Southwest line of the original tract, N 32deg 13min 35sec W, 158.17 ft., to a found ½ inch iron rod; N 32deg 05min 19sec W, 380.00 ft., to a found ½ inch iron rod; N 33deg 08min 01sec W, 237.61 ft., to a found ½ inch iron rod; and, N 32deg 21min 53sec W, 576.78 ft., to a found ½ inch iron rod, near fence corner, lying in the Southeast line of the Lee Marion Carroll, et ux called 63 ¾ acre tract (Volume 198, Page 272, Deed Records of Burleson County, Texas), being in the Southeast line of the David Clanton Survey, Abstract No. 98, also lying in the Northwest line of the Sterling C. Robertson Survey, A-51, marking the North corner of the Doris Boedeker tract, the West corner of the original tract, and the West corner of the herein described tract;

THENCE along the Northwest line of the Sterling C. Robertson Survey, A-51, common with the Southeast line of the David Clanton Survey, A-98 and the Southeast line of the Samuel Williams Survey, Abstract No. 258, along a portion of the Southeast line of the Carroll tract, with the Northwest line of the original tract, N 56deg 47min 40sec E, at approximately 454.24 ft. passing the East corner of the Carroll tract, same being where County Road No. 308 (county maintained public road), turns to the Northwest, and CONTINUING with the Northwest line of the original tract (said line now running within the margins of said county road), at approximately 2875 ft. leaving the margins of said county road (County Road No. 308 deflects to the left at this point), and CONTINUING for a TOTAL DISTANCE of 3067.47 ft., to a found ½ inch iron rod, in fence line, lying in the Southwest line of the aforementioned Murr tract, also being the Southwest line of the Jose M. Sanches Survey, A-55, marking the East corner of the Samuel Williams Survey, A-258, the North corner of the Sterling C. Robertson Survey, A-51, the North corner of the original tract, and the North corner of the herein described tract;

THENCE along a portion of the Southwest line of the Murr tract, also being the Southwest line of the Jose M. Sanches Survey, A-55, and along the Northeast line of the Sterling C. Robertson Survey, A-51, with the Northeast line of the original tract, S 21deg 58min 17sec E, 1378.68 ft., to the PLACE OF BEGINNING and containing 91.33 acres of land (of which approximately 1.27 acres lies within the margins of County Road No. 308).

April 30, 2010
W.O.#2010-1602


Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description.