



W. E. SANDERS ESTATE
2.265 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND situate in Washington County, Texas out of the T. H. Borden Survey A-16 in the City of Burton and being a portion of a tract designated as Lot 1 in Division XIII of the City of Burton and being a portion of the same tract described in a deed from A. S. Whitener to W. E. Sanders dated January 1, 1900 and recorded in Volume 52, Page 394 of the Washington County Deed Records, more particularly described as follows:

BEGINNING at an iron pin set in the Southwest margin of Railroad Street (County Road 19) marking the North corner of the Michael J. Krull, et ux tract called 1 acre as recorded in Volume 415, Page 113 of the Washington County Deed Records and the East corner of the tract of Land herein described;

THENCE departing said street margin with the Northwest line of the Krull tract, S 43° 22' 21" W, 348.41 ft. to a found iron pin marking the West corner of the Krull tract;

THENCE continuing as currently fenced, S 40° 59' 39" W, at 145.44 ft. passing

November 5, 1985
W. O. #11479

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a tree in said fence line on the bank of Indian Creek and CONTINUING for a total distance of 156.44 ft. to a point in the centerline of said creek for corner;

THENCE with said creek centerline, S 82° 15' W, 22.36 ft.;
S 66° 52' W, 32.21 ft.;
N 74° 48' W, 45.29 ft.;
N 18° 03' W, 80.06 ft. and
N 63° 27' W, 18.86 ft.;

THENCE departing said creek centerline, N 34° 38' 42" E, at 33.66 ft. picking up an existing fence line and CONTINUING with said existing fence line for a total distance 211.38 ft. to a tree fence angle;

THENCE continuing as currently fenced and occupied, with the Southeasterly line of the C. N. Rothermel Estate tract, N 40° 07' 38" E, 142.08 ft. to an iron pin set at fence corner;

N 41° 42' 00" E, 80.29 ft. to a tree fence angle and N 44° 09' 18" E, 107.93 ft. to a found iron pin at fence corner lying in the Southwest margin of the aforementioned Railroad Street marking the East corner of the Rothermel Estate tract and North corner of the tract of land herein described;

THENCE with said street margin, S 47° 00' 00" E, 189.66 ft. to the PLACE OF BEGINNING and containing 2.265 acres of land.

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David A. Blakey

David A. Blakey
Registered Public Surveyor No. 4052