

**HODDE & HODDE**  
**LAND SURVEYING, INC.**  
*Registered Professional Land Surveying*

613 E. Blue Bell Road  
Brenham, Texas 77833-2411

OFFICE PHONE: (979) 836-5681  
FAX: (979) 836-5683  
www.hoddesurveying.com  
TEXAS FIRM REGISTRATION NO. 10018800

W. O. No. 7018

THE STATE OF TEXAS

COUNTY OF WASHINGTON

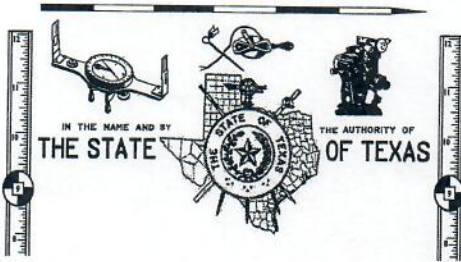
**SURVEYOR'S LEGAL DESCRIPTION**

**9.531 ACRES**

All that certain tract or parcel of land, lying and being situated in Washington County, Texas, part of the William Munson Survey, A-90, being part of the same land described as 9.1413 acres in the deed from Travis Sachtleben and Melissa Sachtleben to Olan Hightower and Peggy Hightower, dated August 12, 2009, as recorded in Volume 1318, Page 888, in the Official Records of Washington County, Texas, said 9.1413 acres also being described in Volume 374, Page 709, in the Official Records of Washington County, Texas, and being all of the same land described as 0.147 acre in the deed from Travis Sachtleben and Melissa Sachtleben to Olan Hightower and Peggy Hightower, dated August 12, 2009, as recorded in Volume 1318, Page 891, in the Official Records of Washington County, Texas, and being more fully described by metes and bounds as follows, To-Wit:

BEGINNING at a 5/8 inch iron rod found with Id. cap (RPLS 5197) on the East right of way line of F. M. Highway No. 1155 S, in a curve of same, for the Southwest corner hereof, being the Northwest corner of the Joe H. Vara, et ux tract called 0.069 acre (Tract 2), as recorded in Volume 1318, Page 899, in said Official Records;

THENCE along a curved portion of the East right of way line of said F. M. Highway No. 1155 S for a West line hereof, being along a portion of a West line of said original tract called 9.1413 acres, being partly along or near an existing fence, being along a curve to the left, through a central angle of  $10^{\circ}31'02''$ , having a radius of 766.20 feet, a chord of  $N 14^{\circ}27'44'' W 140.45$  feet, for an arc distance of 140.64 feet to corner at the end of said curve to the left, being a tangent point of said F. M. Highway No. 1155 S for an interior angle point hereof and of said original tract called 9.1413 acres, a concrete monument found (highway R/W marker) bears  $S 57^{\circ}38'01'' W 0.54$  feet;



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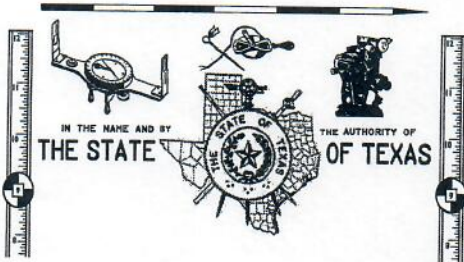
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THENCE along an East right of way line of said F. M. Highway No. 1155 S for a West line hereof and of said original tract called 9.1413 acres, being partly along or near an existing fence, N 19°43'15" W, at 91.49 feet pass a 5/8 inch iron rod set with Id. cap (Hodde & Hodde Land Surveying) for reference, and at a total distance of 141.49 feet to corner on the East right of way line of said F. M. Highway No. 1155 S at its intersection with the center of Little Cedar Creek for the Northwest corner hereof and of said original tract;

THENCE along the center of said Little Cedar Creek for North, Northwest, Northeast, and East lines hereof, common with South, Southeast, Southwest, and West lines of Tract 82 (called 4.374 acres), Tract 81 (called 4.346 acres), Tract 80 (called 6.264 acres), Tract 79 (called 3.783 acres), Tract 78 (called 2.183 acres), and Tract 77 (called 3.913 acres) of Chappell Hills Subdivision, Section Two, a map or plat of said subdivision being of record in Plat Cabinet File Slide Nos. 96A, 96B, and 97A, in the Plat Records of Washington County, Texas, the following calls: N 80°17'21" E 87.39 feet, S 62°32'09" E 31.68 feet, N 38°48'56" E 28.06 feet, N 58°24'47" E 58.80 feet, N 26°54'06" E 84.52 feet, N 14°23'07" E 122.12 feet, N 42°35'10" E 22.70 feet, N 67°34'28" E 17.57 feet, S 86°04'42" E 83.96 feet, N 75°37'39" E 31.09 feet, S 88°58'06" E 102.15 feet, S 76°39'59" E 118.63 feet, N 85°01'13" E 74.59 feet, N 77°27'53" E 65.21 feet, S 86°18'57" E 140.08 feet, N 86°52'23" E 101.25 feet, N 80°18'39" E 106.96 feet, S 81°20'00" E 60.30 feet, S 46°42'28" E 42.76 feet, S 12°01'17" E 24.57 feet, S 0°29'06" E 88.91 feet, and S 1°13'25" E 95.98 feet to corner in the center of said Little Cedar Creek on a West line of said Tract 77 (called 3.913 acres) for the Southeast corner hereof and of said original tract called 9.1413 acres, common with the Northeast corner of the Joe H. Vara, et ux tract called 9.197 acres, save & except 0.147 acre (Tract 1), as recorded in said Volume 1318, Page 899, in said Official Records of Washington County, Texas;

THENCE along a portion of the South line of said original tract called 9.1413 acres, common with a North line of said Vara, et ux tract called 9.197 acres, save & except 0.147 acre (Tract 1) for a South line hereof, S 74°03'39" W 25.05 feet to corner in a 2 inch pipe fence corner post on the South line of said original tract called 9.1413 acres, being on the North line of said Vara tract called 9.197 acres for an interior angle point hereof, common with an exterior angle point of said Vara tract (Tract 1), also being the East corner of said original tract called 0.147 acre, as recorded in Volume 1318, Page 891, in said Official Records, a 3/8 inch iron rod found for reference on the South line of said original tract called 9.1413 acres, common with the North line of said original tract called 0.147 acre and of said Vara tract called 9.197 acres bears S 74°03'39" W 9.81 feet;



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THENCE along South lines hereof, being along South lines of said original tract called 0.147 acre, common with North lines of said Vara tract (Tract 1), and being along the North line of said Vara tract called 0.069 acre (Tract 2), also being partly along or near and south of an existing fence, in part, S 72°06'42" W (record bearing of said original Olan Hightower and Peggy Hightower tract called 0.147 acre, Vol. 1318, Page 891 = S 72°06'42" W) 477.27 feet to corner in a 2 inch pipe fence corner post for an exterior angle point hereof and of said original tract called 0.147 acre, common with an interior angle point of said Vara tract (Tract 1), and S 77°02'34" W, at 312.05 feet pass a 5/8 inch iron rod found with Id. cap (RPLS 5197) for the West corner of said original tract called 0.147 acre, common with the East corner of said Vara tract called 0.069 acre (Tract 2), also being on the South line of said original tract called 9.1413 acres, common with the North line of said Vara tract called 9.197 acres, and at a total distance of 651.99 feet to the Place of Beginning and containing 9.531 acres of land.

There was a separate survey map prepared in conjunction with this metes and bounds description.

I, Richard W. Heiges, Registered Professional Land Surveyor No. 6452 of the State of Texas, do hereby certify that the foregoing legal description describing 9.531 acres of land is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision.

Dated this the 1st day of February, 2016, A. D.



Richard W. Heiges  
Registered Professional  
Land Surveyor No. 6452