

METES AND BOUNDS DEED  
3.5126 ACRE TRACT  
OUT OF  
ISAAC JACKSON LEAGUE  
BRENHAM, WASHINGTON COUNTY

Being a 3.5126 acres (153,010 square feet) tract of land described in a deed dated May 10, 1999 from Scott and Lois Halle, et con, recorded in Volume 927, Page 457 of the Washington County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod, found, called iron pin, for the BEGINNING of the herein described tract, and being the southeast corner of a 75.77 acre tract of land as described in a deed dated August 19, 1999 from Lois Halle, et con, as recorded in Vol. 518, Pg. 769 WCOR, Ellerman Road (40 feet wide);

THENCE, S 00° 01' 32" W (called S 00° 01' 04" W), right-of-way, a distance of 133.80 feet (called 133.80 feet), to a 1/2 inch iron rod, found, called iron pin, for an angle point in herein described tract and

THENCE, S 00° 20' 21" W (called S 00° 17' 39" W), right-of-way, a distance of 253.03 feet (called 253.03 feet), to the southeast corner of the herein described tract and the southeast corner of a 75.77 acre tract of land as described in a deed dated August 19, 1999 from Lois Halle, et con, as recorded in Vol. 278, Pg. 323 (WCDR);

THENCE, S 89° 14' 47" W (called S 89° 13' 15" W), coincident with the north line of said Lois Halle tract, a distance of 131.38 feet (called 131.38 feet), to a 1/2 inch iron rod, found, called iron pin, for a line of said Lois Halle tract;

THENCE, N 89° 45' 19" W (called N 89° 46' 23" W), line, a distance of 248.99 feet, as called, to a 1/2 inch iron rod, found, called iron pin, for the southwest corner of the herein described tract and the southwest corner of a 75.77 acre tract of land as described in a deed dated August 19, 1999 from Lois Halle, et con, as recorded in Volume 518, Page 779 WCOR;

THENCE, N 00° 13' 17" E (called N 00° 13' 37" E), line, a distance of 415.90 feet, to a 1/2 inch iron rod, found, called iron pin, for the northeast corner of the herein described tract, and being the northeast corner of a 75.77 acre tract of land as described in a deed dated August 19, 1999 from Lois Halle, et con, as recorded in Volume 518, Page 779 WCOR;

THENCE, S 85° 45' 28" E (as called), along and coincident with the easterly line of said Lois Halle tract, a distance of 381.35 feet (called 381.15 feet) to the POINT OF BEGINNING of the herein described tract, and being the southeast corner of the herein described tract, and being the southeast corner of a 75.77 acre tract of land as described in a deed dated August 19, 1999 from Lois Halle, et con, as recorded in Volume 518, Page 779 WCOR.

Compiled by:  
Thompson Surveying Company  
10034 Clay Road  
Houston, Texas 77080  
Job No. 030611  
Document Id: 030611B.lgl.wpd

*[Handwritten signature]*

# CORNERSTONE MORTGAGE CORPORATION WASHINGTON COUNTY ABSTRACT COMPANY EXCLUSIVELY.

METES AND BOUNDS DESCRIPTION  
3.5126 ACRE TRACT  
OUT OF  
ISAAC JACKSON LEAGUE, A-85  
BRENHAM, WASHINGTON COUNTY, TEXAS

Being a 3.5126 acres (153,010 square feet) tract of land, being the same tract of land as described in a deed dated May 10, 1999 from Scott T. Larson, et ux to Carl B. Doerfler, et ux, as recorded in Volume 927, Page 457 of the Washington County Official Records (WCOR), Washington County, Texas, more particularly described by metes and bounds terminology as follows:

BEGINNING at a 1/2 inch iron rod, found, called iron pin, for the northeast corner and POINT OF BEGINNING of the herein described tract, and being the southeast corner of a called 19.280 acre tract of land as described in a deed dated August 27, 1985 from Bernard Halle, et al to Elvera Schroeder, as recorded in Vol. 518, Pg. 769 WCOR, also being on the westerly right-of-way line of Ellerman Road (40 feet wide);

THENCE, S 00° 01' 32" W (called S 00° 01' 04" W), along and coincident with said west right-of-way, a distance of 133.80 feet (called 133.71) to a 1/2 inch iron rod, found, called iron pin, for an angle point in herein described tract and said west right-of-way;

THENCE, S 00° 20' 21" W (called S 00° 17' 39" W), continuing along and coincident with said west right-of-way, a distance of 253.03 feet (called 253.20 feet) to a 5/8 inch iron rod with cap, set, for the southeast corner of the herein described tract and being the northeast corner of a called 75.77 acre tract of land as described in a deed dated September 6, 1988 from Albert Pohlmeier to Lois Halle, et con, as recorded in Vol. 278, Pg. 323 of the Washington County Deed Records (WCDR);

THENCE, S 89° 14' 47" W (called S 89° 13' 15" W), departing said right-of-way, along and coincident with the north line of said Lois Halle tract, a distance of 131.38 feet (called 131.52 feet) to a 1/2 inch iron rod, found, called iron pin, for an angle point in herein described tract and north line of said Lois Halle tract;

THENCE, N 89° 45' 19" W (called N 89° 46' 23" W), continuing along and coincident with said north line, a distance of 248.99 feet, as called, to a 1/2 inch iron rod, found, called iron pin, for the southwest corner of the herein described tract and being the southeast corner of a called 19.280 acre tract of land as described in a deed dated August 27, 1985 from Bernard Halle, et al to Waldo Halle as recorded in Volume 518, Page 779 WCOR;

THENCE, N 00° 13' 17" E (called N 00° 13' 37" E), departing said north line, along and coincident with the easterly line of said Waldo Halle tract, a distance of 415.70 feet (called 415.90 feet), to a 1/2 inch iron rod, found, called iron pin, for the northwest corner of the herein described tract, and being the northeast corner of said Waldo Halle tract, also being on the south line of said Elvera Schroeder tract;

THENCE, S 85° 45' 28" E (as called), along and coincident with said south line, a distance of 381.35 feet (called 381.15 feet) to the POINT OF BEGINNING, delineating and encompassing within the metes recited 3.5126 acres (153,010 square feet) of land, more or less, based on the Land Title Survey and plat made by Thompson Surveying Company, Houston, Texas on July 2, 2003.

Compiled by:  
Thompson Surveying Company  
10034 Clay Road  
Houston, Texas 77080  
Job No. 030611  
Document Id: 030611B.lgl.wpd



### LEGEND

- ⊙ P.P. POWER POLE
- ⊕ T.P. TRANSFORMER POLE
- ⊗ S/L STREET LIGHT
- △ A/L AREA LIGHT
- ∩ D.G. DOWN GUY
- ⊕ F.H. FIRE HYDRANT
- ∩ W.V. WATER VALVE
- ⊕ W.M. WATER METER
- ⊕ M.H. MANHOLE

30



07-02-2003

DATE

THE  
IN RED  
REPR

THIS  
COPYR  
SECTIO

THIS  
CON  
OF P

BE IT KN  
DEEDS, EASEMEN  
ISSUED B  
G.F. NO  
ISSUED 6-2

- 1. BEA  
OF  
VO
- 2. UP  
BO  
DA  
DE  
FL  
A  
AS  
WA  
TH  
RE  
TO  
ON  
CO
- 3. FO  
SE
- 4. TH  
ME

# WILSON SURVEYING CORPORATION, & WASHINGTON COUNTY ABSTRACT COMPANY,

as  
point ux, as  
Washington

POINT OF  
280 acre  
to Elvera  
way line of

called Iron

said west  
h cap, set,  
of a called  
Pohlmeier to  
bords

ing  
(131.52 feet)  
ect and north

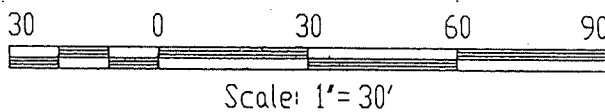
said north  
for the  
ed 19.280  
all to

coincident

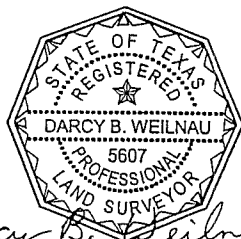
the herein  
the south

top of  
ing within  
the Land

POLE  
FORMER POLE  
LIGHT  
LIGHT  
BUY  
DIRANT  
VALVE  
METER



Scale: 1" = 30'



07-02-2003

DATE

*Darcy B. Weilnau*

DARCY B. WEILNAU

3 of 4

5607

R.P.L.S. NO.

ANY COPY OF THIS DRAWING MUST BEAR THE SURVEYORS ORIGINAL SEAL AND SIGNATURE IN RED INK OR THE DRAWING IS AN UNAUTHORIZED REPRODUCTION WHICH MAY HAVE BEEN ALTERED OR CHANGED WITHOUT THE SURVEYOR'S KNOWLEDGE OR CONSENT.

THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17 UNITED STATES CODE SECTIONS 101 AND 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW

THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS CATEGORY 1A, CONDITION II SURVEY.

BE IT KNOWN THAT THE SURVEYOR HAS RELIED UPON DEEDS, EASEMENTS, AND A TITLE COMMITMENT FOR TITLE INSURANCE ISSUED BY WASHINGTON COUNTY ABSTRACT COMPANY, G.F. NO. S030820, EFFECTIVE DATE OF 6-19-2003 ISSUED 6-23-2003, AS BEING ACCURATE AND UP-TO-DATE.

## GENERAL NOTES

1. BEARINGS SHOWN BASED ON NORTH LINE OF A TRACT OF LAND AS RECORDED IN VOL. 518, PG. 769
2. UPON EXAMINATION OF THE FLOOD HAZARD BOUNDARY MAP, MAP NUMBER 4811880002A, DATED 05-24-1977, THE TRACT HEREON DEPICTED LIES MOSTLY OUTSIDE ANY SPECIAL FLOOD HAZARD AREA:  
A SMALL PORTION LIES IN ZONE "A" DEFINED AS: SPECIAL FLOOD HAZARD AREA.  
WARNING: THIS STATEMENT IS BASED ON SCALING THE LOCATION OF THIS SURVEY ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS INTENDED TO BE USED TO DETERMINE INSURANCE RATES ONLY, AND NOT TO IDENTIFY SPECIFIC FLOODING CONDITIONS.
3. FOR ADDITIONAL BUILDING RESTRICTIONS, SEE RESTRICTIVE COVENANTS.
4. THIS SURVEY PLAT IS ACCOMPANIED BY A SEPARATE

19704

g said right-of-way, along and  
 tance of 131.38 feet (called 131.52 feet)  
 point in herein described tract and north

ng along and coincident with said north  
 in rod, found, called Iron pin, for the  
 ie southeast corner of a called 19.280  
 1985 from Bernard Holle, et al to

y said north line, along and coincident  
 of 415.70 feet (called  
 for the northwest corner of the herein  
 do Holle tract, also being on the south

with said south line, a distance of  
 , delineating and encompassing within  
 rd, more or less, based on the Land  
 y, Houston,



3 OF 4

07-02-2003

*Darcy B. Weilnau*  
 DARCY B. WEILNAU

5607

DATE

DARCY B. WEILNAU

R.P.L.S. NO.

ANY COPY OF THIS DRAWING MUST BEAR  
 THE SURVEYORS ORIGINAL SEAL AND SIGNATURE  
 IN RED INK OR THE DRAWING IS AN UNAUTHORIZED  
 REPRODUCTION WHICH MAY HAVE BEEN ALTERED  
 OR CHANGED WITHOUT THE SURVEYOR'S  
 KNOWLEDGE OR CONSENT.

THIS ORIGINAL WORK IS PROTECTED UNDER  
 COPYRIGHT LAWS, TITLE 17 UNITED STATES CODE  
 SECTIONS 101 AND 102. ALL VIOLATORS WILL BE  
 PROSECUTED TO THE FULLEST EXTENT  
 OF THE LAW

THIS PROFESSIONAL SERVICE SUBSTANTIALLY  
 CONFORMS TO THE CURRENT TEXAS SOCIETY  
 OF PROFESSIONAL SURVEYORS CATEGORY 1A,  
 CONDITION II SURVEY.

BE IT KNOWN THAT THE SURVEYOR HAS RELIED UPON  
 DEEDS, EASEMENTS, AND A TITLE COMMITMENT FOR TITLE INSURANCE  
 ISSUED BY WASHINGTON COUNTY ABSTRACT COMPANY,  
 G.F. NO. S030820, EFFECTIVE DATE OF 6-19-2003  
 ISSUED 6-23-2003, AS BEING ACCURATE AND UP-TO-DATE.

GENERAL NOTES

1. BEARINGS SHOWN BASED ON NORTH LINE  
 OF A TRACT OF LAND AS RECORDED IN  
 VOL. 51B, PG. 769
2. UPON EXAMINATION OF THE FLOOD HAZARD  
 BOUNDARY MAP, MAP NUMBER 4811B80002A,  
 DATED 05-24-1977, THE TRACT HEREON  
 DEPICTED LIES MOSTLY OUTSIDE ANY SPECIAL  
 FLOOD HAZARD AREA:  
 A SMALL PORTION LIES IN ZONE "A" DEFINED  
 AS: SPECIAL FLOOD HAZARD AREA.  
 WARNING: THIS STATEMENT IS BASED ON SCALING  
 THE LOCATION OF THIS SURVEY ON THE ABOVE  
 REFERENCED MAP. THIS INFORMATION IS INTENDED  
 TO BE USED TO DETERMINE INSURANCE RATES  
 ONLY, AND NOT TO IDENTIFY SPECIFIC FLOODING  
 CONDITIONS.
3. FOR ADDITIONAL BUILDING RESTRICTIONS,  
 SEE RESTRICTIVE COVENANTS.
4. THIS SURVEY PLAT IS ACCOMPANIED BY A SEPARATE  
 METES AND BOUNDS DESCRIPTION PER TEXAS BOARD  
 OF PROFESSIONAL LAND SURVEYORS "GENERAL RULES  
 OF PROCEDURES AND PRACTICES" SECTION 663.19 (9).

LEGEND

- ⊙ P.P. POWER POLE
- ⊗ T.P. TRANSFORMER POLE
- ⊗ S/L STREET LIGHT
- △ A/L AREA LIGHT
- ~ D.G. DOWN GUY
- ⊕ F.H. FIRE HYDRANT
- ⊕ W.V. WATER VALVE
- ⊕ W.M. WATER METER
- ⊕ M.H. MANHOLE
- ⊕ C/O CLEAN OUT
- ⊕ PHONE ENCLOSURE
- ⊕ PIPELINE MARKER
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ SIGN POST
- TC TOP OF CURB
- G GUTTER

UTILITY LEGEND

- — — — — SANITARY SEWER
- — — — — STORM SEWER
- — — — — WATER
- — — — — GAS (ENTEX)
- D. H. E. — — — — — OVERHEAD POWERLINES (H.L. & P.)

Thompson Surveying Company  
 Land Surveying/Mapping/GPS/GIS

10034 Clay Road  
 Houston, Texas 77080  
 713-895-7348

LAND TITLE SURVEY

JENNIFER E. FUNKHOUSER &  
 LAWRENCE A. BAKER III

9309 Ellerman Road a.k.a.  
 3.5128 ACRES OF LAND BEING

OUT OF  
 ISAAC JACKSON LEAGUE, A-65  
 BRENHAM, WASHINGTON COUNTY, TEXAS

WASHINGTON COUNTY CT COMPANY	CENSUS TRACT NO. 1705	DATE: 07-02-2003	SCALE: 1"=30'	JOB NO. 030611
	GF#: S030820	NTSF3\2003\030611\Dwgs	DWG: 030611b.DWG	