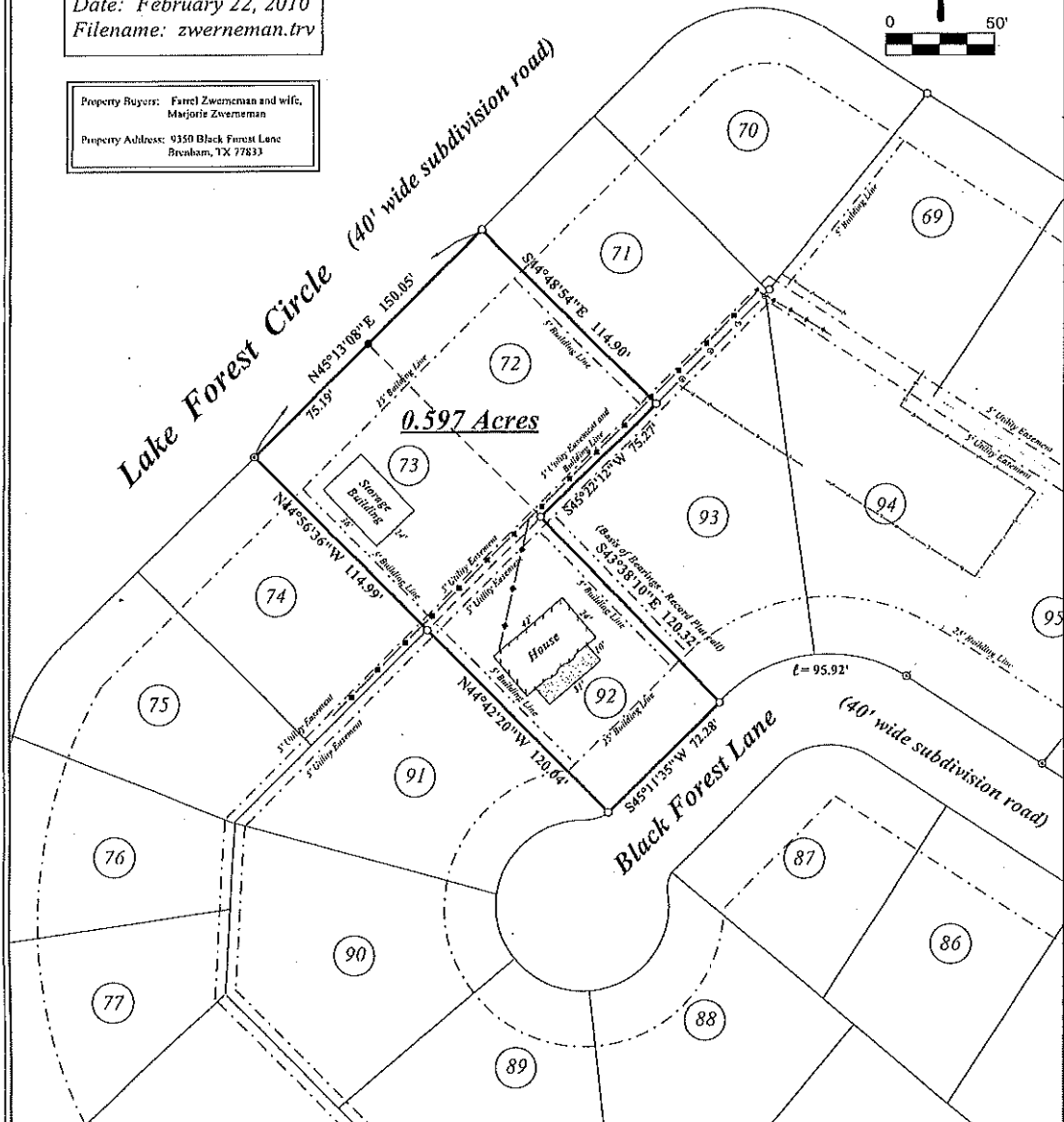
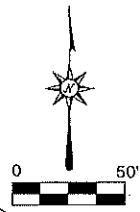


WASHINGTON COUNTY, TEXAS LAKE FOREST SUBDIVISION

Date: February 22, 2010
Filename: zwerneman.trv

Property Buyers: Farrel Zwerneman and wife,
Majorie Zwerneman
Property Address: 9350 Black Forest Lane
Breham, TX 77833



0.597 Acres

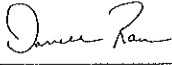
Survey Plat of a 0.597 acre tract of land situated in Washington County, Texas, being all of Lots 72, 73, and 92 in the Lake Forest Subdivision according to the subdivision plat recorded in Volume 302, Page 263, Washington County Deed Records and also being composed of the following tracts of land; (1) all of that land described as Lot 73 and Lot 92 in Deed dated January 12, 2000, from Dorothy Grier Raines to Glenn A. Olness, et ux, recorded in Volume 949, Page 106, Official Records, and (2) all of that land described as Lot 72 in Deed dated April 25, 2003, from Donald Bruce Grady, et ux, to Glenn A. Olness, et ux, recorded in Volume 1075, Page 408, Washington County Official Records.

LEGEND	
○	1/2" Iron Rod found
●	3/8" Iron Rod found
⊙	1/2" Capped Iron Rod and Stamped "RAU 4173"
⊗	5/8" Iron Rod found
—	Chain-link Fence
+	Overhead Powerline

Rau Surveying

1276 Hwy 71 - P.O. Box 692 Columbus, Texas, 78934
Phone (979) 332-8494 Fax (979) 332-6468

I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described herein.


Darrell D. Rau, Registration No. 4173



Notes

- (1) This property is shown to be outside the flood hazard areas according to FIRM No. 481188 001 A, effective date May 24, 1977.
- (2) Property is subject to the easements, restrictions, covenants, conditions, and ordinances recorded in Vol. 302, Pg. 263, Vol. 303, Pg. 387, Vol. 317, Pg. 829, Vol. 342, Pg. 148, & Vol. 364, Pg. 457, Deed Records.
- (3) This property is subject to the rights of the public to any area located within a public roadway, street, or alley.
- (4) Property description to accompany this plat.

STATE OF TEXAS

COUNTY OF WASHINGTON

Land Description
0.597 Acres

BEING a tract or parcel containing 0.597 acres of land situated in Washington County, Texas and being Lots 72, 73, and 92 in the Lake Forest Subdivision according to the subdivision plat recorded in Volume 302, Page 263, Washington County Deed Records and also being composed of the following tracts of land; (1) all of that land described as Lot 73 and Lot 92 in Deed dated January 12, 2000, from Dorothy Grior Raines to Glenn A. Otness, et ux, recorded in Volume 949, Page 106, Washington County Official Records and (2) all of that land described as Lot 72 in Deed dated April 25, 2003, from Donald Bruce Grady, et ux, to Glenn A. Otness, et ux, recorded in Volume 1075, Page 408, Washington County Official Records. Said 0.597 acre tract being described more particularly by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the South corner of Lot 92 and the South corner of the herein described 0.597 acre tract, located on the Northwest right of way line of Black Forest Lane (40 feet in width), said iron rod also being the East corner of Lot 91 of this same subdivision;

THENCE departing Black Forest Lane and along the common boundary between Lots 91 and 92, N 44° 42' 20" W a distance of 120.04 feet to a 1/2" iron rod found for the West corner of Lot 92, the South corner of Lot 73, and an angle corner of the herein described tract, said iron rod also being the North corner of Lot 91 and the East corner of Lot 74;

THENCE along the common line between Lots 73 and 74, N 44° 56' 36" W a distance of 114.99 feet to a 5/8" iron rod found on the Southeast line of Lake Forest Circle (40 feet in width) for the North corner of Lot 74 and being the West corner of Lot 73 and the West corner of the herein described tract;

THENCE along the Southeast line of Lake Forest Circle, which is also along the Northwest line of Lots 73 and 72, N 45° 13' 08" E a distance of 150.05 feet to a 1/2" iron rod found the North corner of Lot 72 and being the North corner of the herein described tract, also being the West corner of Lot 71;

THENCE leaving Lake Forest Circle and along the common boundary of Lots 71 and 72, S 44° 48' 54" E a distance of 114.90 feet to a 1/2" iron rod found for the East corner of Lot 72 and an Easterly exterior corner of the herein described tract, also being the South corner of Lot 71 located on the Northwest line of Lot 93;

THENCE along the Southeast line of Lot 72 common with the Northwest line of Lot 93, S 45° 22' 12" W a distance of 75.27 feet to a 1/2" iron rod found for the West corner of Lot 93, said iron rod also being the South corner of Lot 72, the North corner of Lot 92, and an interior corner of the herein described tract;

THENCE along the common line between Lots 92 and 93, S 43° 38' 10" E (Basis of Bearings – Record Plat Call) a distance of 120.32 feet to a 1/2" iron rod found on the Northwest line of Black Forest Lane for the East corner of Lot 92 and the most Southerly East corner of the herein described tract, also being the South corner of Lot 93;

THENCE along the Northwest line of Black Forest Lane, S 45° 11' 35" W a distance of 72.28 feet to the POINT OF BEGINNING, containing 0.597 acres of land.

Notes:

- (1) Survey plat to accompany this description

Darrell D. Rau
Registered Professional Land Surveyor
Registration No. 4173

Date: February 22, 2010

