

MARVIN MAKOWSKY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1815
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STATE OF TEXAS)

COUNTY OF WASHINGTON)

LAND PARCEL DESCRIPTION

Being **1,250 square feet of land**, lying and being situated in Washington County, Texas, out of the Thomas H. Borden 1/3 League, Abstract No. 16, a part of Lot 9 and Lot 10 of Block No. 29 of the City of Burton, Texas, according to a map of record in Volume 7, page 227 of the Deed records of Washington County, Texas, and being a re-survey of the same 1,250 square feet parcel described in a Cash Warranty Deed, executed by Alfred Kelm and wife, Janice Kelm to Douglas Ullrich and wife, Sedalia Ullrich, dated April 29, 2011, of record in Volume 1371, page 596 of the Official Records of Washington County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a ½ inch steel rod set, with a cap marked "R.P.L.S. 1815", restoring the North corner of the said Douglas and Sedalia Ullrich 1,250 square feet parcel, same being the North corner of said Lot 10, and the West corner of an alley strip through Block No. 29, which is 15 feet in width, conveyed by the City of Burton, Texas to Burton Cotton Gin & Museum, Inc., (Volume 1230, page 787 Official Records Washington County, Texas), being located in the Southeast line of Texas Street;

THENCE along the Northeast line of said Lot 10 and said Lot 9, respectively, and the Southwest line of the said Burton Cotton Gin & Museum, Inc., "alley strip", **South 50 deg. 39' 18" East**, (record call for course, being South 47 deg. East), at 25 feet passing the East corner of Lot 10 and the North corner of Lot 9, and continuing on said course, **a total distance of 50.00 feet**, (record call for course, being 50 feet), to a ½ inch steel rod set with a cap marked "R.P.L.S. 1815", set at the East corner of said Lot 9, common with the North corner of Lot 8 in Block No. 29, being the East corner of the said Ullrich 1,250 square feet parcel, common with the most Easterly North corner of the Burton Cotton Gin & Museum, Inc., called 0.301 of one acre in a former deed, (Volume 705, page 109 Official Records Washington County, Texas);

THENCE along the Southeast line of said Lot 9, common with the Northwest line of Lot 8, being the Southeast line of the said Ullrich 1,250 square feet parcel, and the upper Northwest boundary of the said Burton Cotton Gin & Museum, Inc., called 0.301 of one acre, **South 39 deg. 20' 42" West 25.00 feet**, (Ullrich record call being South 43 deg. West 25 feet), to a ½ inch steel rod set, with a cap marked "R.P.L.S. 1815", restoring the South corner of the said Ullrich 1,250 square feet parcel, common with a re-entrant corner of said 0.301 of one acre;

THENCE along the Southwest boundary of the said Ullrich 1,250 square feet parcel, common with the most Westerly Northeast line of said Burton Cotton Gin & Museum, Inc., 0.301 of one acre, severing said Lot 9 and said Lot 10, respectively, **North 50 deg. 39' 18" West**, at 25 feet passing the Northwest line of Lot 9 and the Southeast line of Lot 10, and continuing on said course, **a total distance of 50.00 feet**, (Ullrich record call, being North 47 deg. West 50 feet), to a ½ inch steel rod, (control monument), found heretofore set for the most Westerly North corner of the said 0.301 of one acre, and the West corner of the said Ullrich 1,250 square feet parcel, located in the Northwest line of said Block No. 29, and in the Northwest line of said Lot 10, common with the Southeast line of aforesaid Texas Street;

THENCE along the Southeast line of Texas Street, the Northwest line of Block No. 29, and the Northwest line of Lot 10, **North 39 deg. 20' 42" East 25.00 feet**, (Ullrich record call being North 43 deg. East 25 feet), to the **PLACE OF BEGINNING** and containing **1,250 square feet of land**.

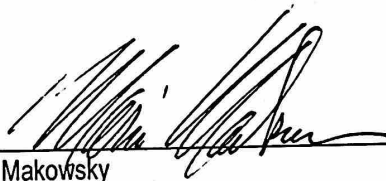
Note: All bearings of this survey, shown in bold print, refer to the Texas Plane Coordinate System – Central Zone, NAD 83, and which said bearings are perpendicular and parallel to the former H&TC Railroad centerline.

Note: Bearings and distances shown in parenthesis are of record.

Note: In addition to the heretofore land boundary description, a map marked Map Exhibit B, has been prepared and made a part hereof.

This is to certify, that the heretofore land boundary description, has been prepared from an on the ground survey, made by the undersigned surveyor, and that said survey substantially conforms to the standards of a *Texas Society of Professional Surveyors, Category 1B, Condition II Survey.*

Date of signature, June 28, 2011.



Marvin Makowsky
Registered Professional Land Surveyor No. 1815

Job No. 3558-1



EXHIBIT A, sheet 2 of 2

Ordinance of the City of Burton, Texas,
 Providing for the Abandoning of the Alley
 through Block No. 29 - (Vol. 1230, pg. 787
 Official Records Washington County, Tx.

Thomas H. Borden 1/3 League
 Abstract No. 16
 City of Burton, Texas
 map of record in Vol. 7, pg 227
 D.R.W.C.T.

Map key:
 ⊕ 1/2 inch steel rod found (control monument)
 ⊙ 1/2 inch steel rod set w/cape mkld. R.P.L.S. 1815
 ○ computed corner
 Building well

Note: All bearings of this survey, shown in bold print,
 refer to the Texas Plane Coordinate System, Central
 Zone, NAD 83.


Note: Bearings and distances shown in parenthesis
 are bearing and distances of record.

Note: In addition to the map shown hereon, a land
 parcel description of the subject tract, has been
 prepared and made a part hereof.

Note: This survey was completed without the benefit
 of a Title Commitment. There may be easements and
 other conditions, not shown.

This is to certify, that the map shown hereon, has
 been prepared from an on the ground survey, made
 by the undersigned surveyor, and that said survey
 substantially conforms to the standards of a Texas
 Society of Professional Surveyors, Category 1B,
 Condition II Survey.

Date of signature, June 28, 2011.


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Map Exhibit B

SURVEY MAP
 BURTON,
 WASHINGTON COUNTY,
 TEXAS
 JOB NO. 3558 | MAP SHEET 1 OF 1

