

of a called 12.00 acres, found 11.97 acres of land purported to be in the Silas Clark Survey, Abstract Number 28, Washington County, Texas and being all that called 12.00 acres described to Graba Equity Corp. in that certain General Warranty Deed With Vendor's Lien as recorded in Volume 1876, Page 903, Official Records Washington County, Texas.

Roberta Key McFarland
 GRW Warranty Deed
 Vol. 1199, Pg. 425, ORWCT
 The remainder of that called 49.32 acres of land

MENTS, BUILDING LINES AND/OR CONDITIONS OF RECORDS AS PER G# 3016922-04260 AS PROVIDED BY AMERICAN TITLE
 Issue Date: December 29, 2022, 8:00a.m.
 Issue Date: January 9, 2023
 following restrictive covenants of record itemized below: ITEM 1 OF SCHEDULE "B" IS HEREBY DELETED IN ITS ENTIRETY.
 Subject to the rights of the public to areas of property located within the public road/roadway, AFFECTS TRACT.
 Easement dated April 5, 2018, executed by David L. McFarland to Bluebonnet Electric Cooperative, Inc., recorded in
 1641, Page 902 of the Official Records of Washington County, Texas, together with all rights incident thereto. Title to
 interest not checked subsequent to date of such document. MAY AFFECT TRACT Easement for Overhead Electric
 es shall be 15 feet each side of the centerline of the initial line(s), as constructed and Underground Electric Facilities
 be 10 feet either side of the initial line(s) as constructed by Grantee"

LINE	BEARING	DISTANCE
L1	N02°18'56"W	17.52'
L2	N48°34'37"E	17.37'
L3	N24°50'12"E	29.27'
L4	N59°38'37"E	46.90'
L5	N28°35'45"E	72.49'
L6	N57°09'30"E	30.80'
L7	N81°33'12"E	42.86'
L8	N32°37'59"E	42.82'
L9	N54°41'34"E	24.19'
L10	N15°32'38"E	21.92'
L11	N43°53'18"E	99.39'
L12	N77°15'03"E	22.35'
L13	N49°17'39"E	16.60'
L14	N09°19'47"E	47.92'
L15	N75°30'47"E	18.56'
L16	N33°46'47"E	60.60'
L17	N40°05'42"W	30.27'
L18	N42°15'22"E	13.41'
L19	N85°13'52"E	18.24'
L20	N08°02'21"E	23.54'
L21	N73°35'00"E	33.11'
L22	N29°55'43"E	24.36'
L23	N41°11'21"E	88.44'
L24	N05°12'15"W	20.66'
L25	N31°43'41"E	80.25'
L26	N19°29'46"E	45.80'
L27	N06°39'54"W	15.95'
L28	N21°46'16"E	13.60'
L29	N78°08'53"E	10.68'

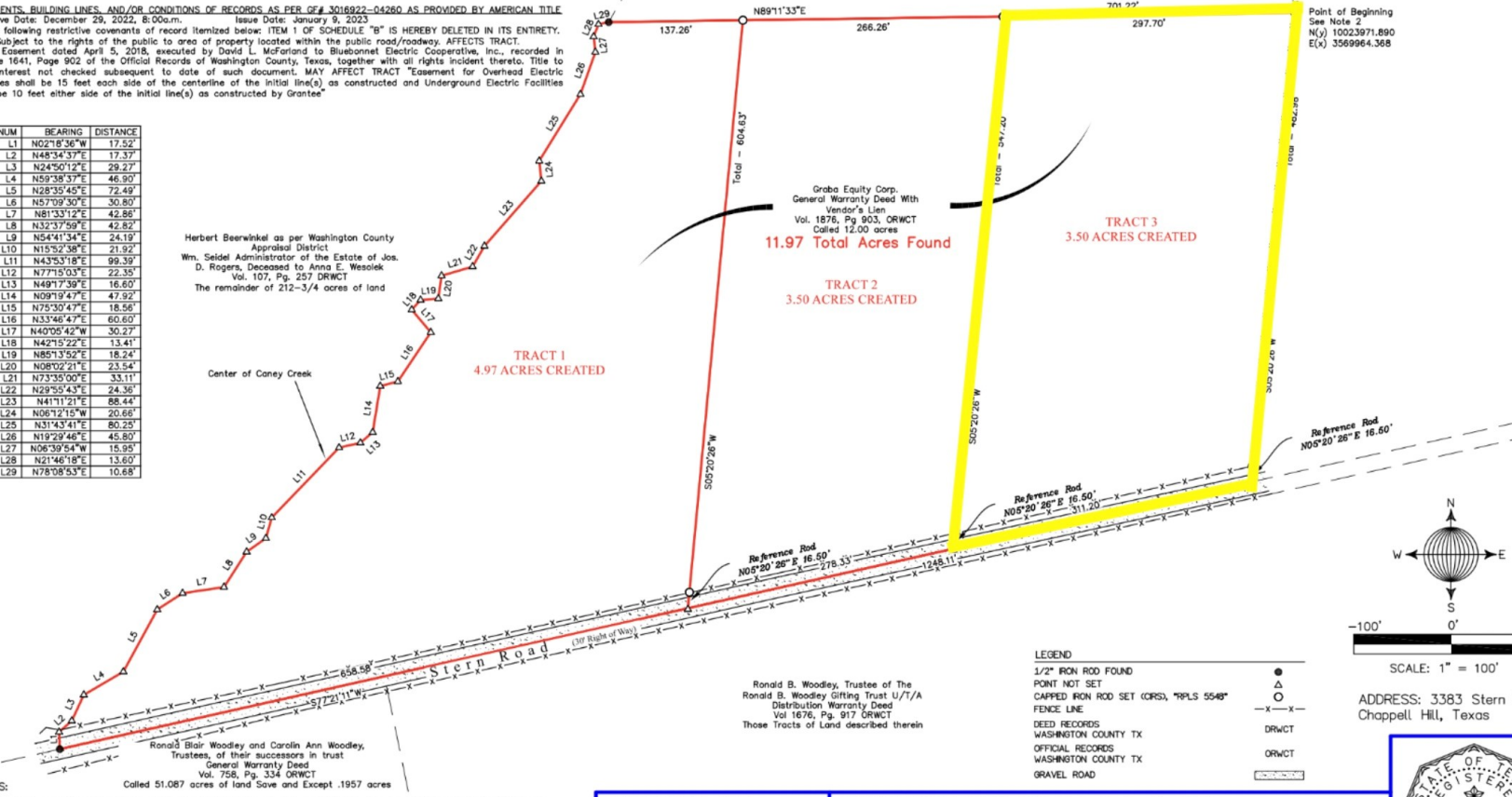
Herbert Beerwiskel as per Washington County
 Appraisal District
 Wm. Seidel Administrator of the Estate of Jos.
 D. Rogers, Deceased to Anna E. Wasolek
 Vol. 107, Pg. 257 DRWCT
 The remainder of 212-3/4 acres of land

TRACT 1
 4.97 ACRES CREATED

Graba Equity Corp.
 General Warranty Deed With
 Vendor's Lien
 Vol. 1876, Pg. 903, ORWCT
 Called 12.00 acres
 11.97 Total Acres Found

TRACT 2
 3.50 ACRES CREATED

TRACT 3
 3.50 ACRES CREATED

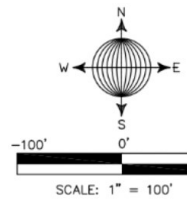


MENTS, BUILDING LINES AND/OR CONDITIONS OF RECORDS AS PER G# 3016922-04260 AS PROVIDED BY AMERICAN TITLE.
 BEARING BASE GRID NORTH, LAMBERT CONFORMAL CONIC PROJECTION, COORDINATE BASIS GRID IN U.S. SURVEY FEET A PART OF THE
 PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83. GRID DISTANCES AND AREA SHOWN HEREON.
 SURVEYOR'S CERTIFICATION:
 I, THE SURVEYOR, AND THE TITLE COMPANY, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE
 BASIS OF THE PROPERTY SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE IS CORRECT AND THERE ARE NO VISIBLE
 ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND
 THAT THE PROPERTY HAS ACCESS TO A DEDICATED ROADWAY SHOWN HEREON.

STUEBING LLC
 FIRM # 10194596
 525 TAHITIAN DRIVE
 BASTROP, TEXAS 78602
 PH# (512)-567-9256

DRAWING NAME: WA3522-2023 Graba Equity Corp.DWG
Robert C. Steubing 05/11/2023
 ROBERT C. STUEBING DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO 5548

- LEGEND
- 1/2" IRON ROD FOUND ●
 - POINT NOT SET ○
 - CHAFFED IRON ROD SET (GRS), "RPLS 5548" △
 - FENCE LINE -X-X-
 - DEED RECORDS DRWCT
 - WASHINGTON COUNTY TX
 - OFFICIAL RECORDS DRWCT
 - WASHINGTON COUNTY TX
 - GRAVEL ROAD [Symbol]



ADDRESS: 3383 Stern Road
 Chappell Hill, Texas

