

SURVEY PLAT OF

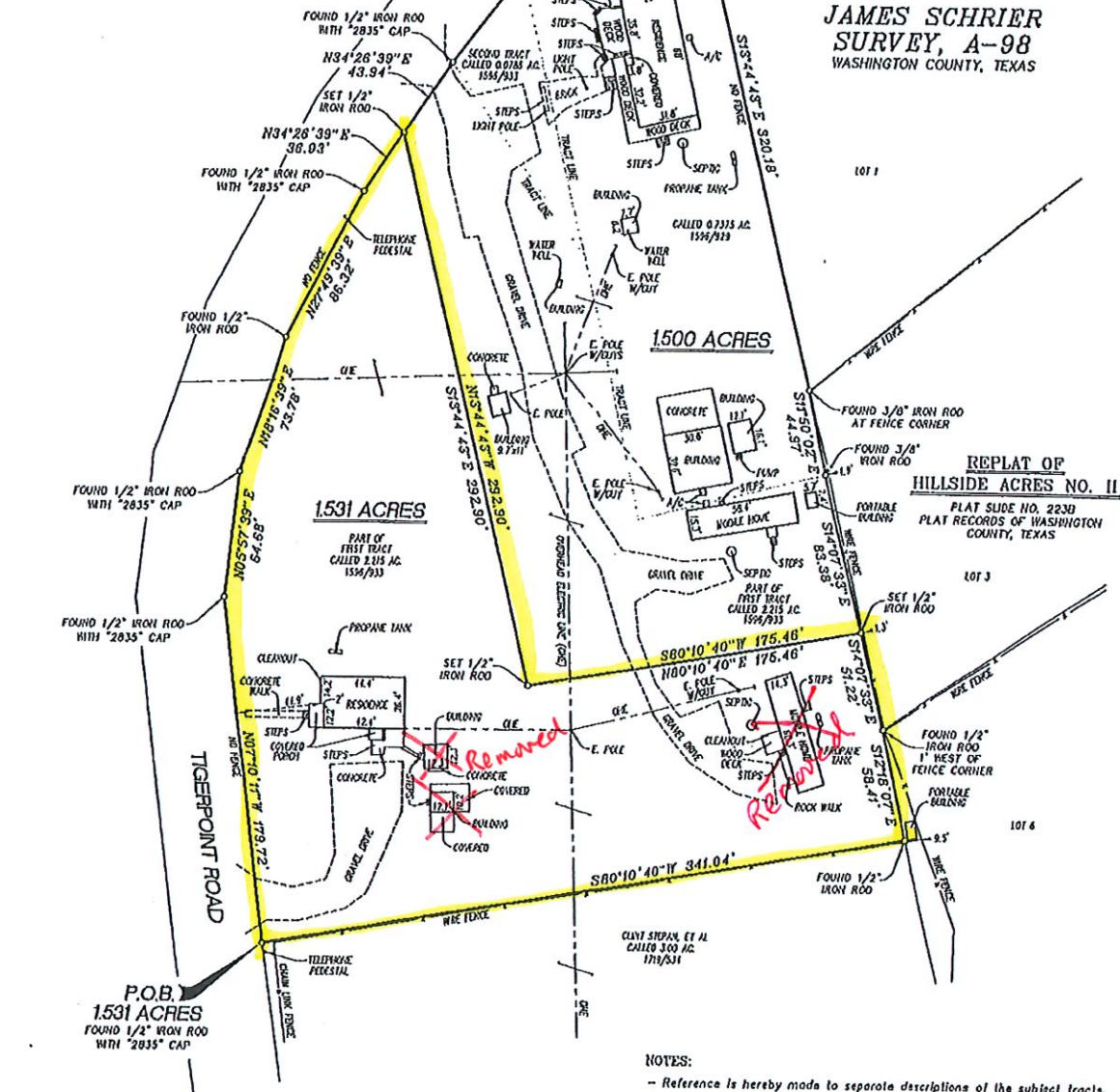


GRAPHIC SCALE -- FEET
 Bearings are based on the Texas Coordinate System of 1983-Central Zone as obtained by GPS observations.



1,500 ACRES OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE JAMES SCHRIER SURVEY, A-98, BEING A PART OF THE SAME LAND DESCRIBED AS 2.215 ACRES (FIRST TRACT) AND ALL OF THE SAME LAND DESCRIBED AS 0.0785 ACRE (SECOND TRACT) IN A DEED FROM LOUISE WILLIS BARBOUR, AS INDEPENDENT EXECUTRIX OF THE ESTATE OF HOWARD NOLAN BARBOUR, DECEASED A/K/A HOWARD NOLAN BARBOUR II TO LOUISE WILLIS BARBOUR A/K/A LOUISE O. BARBOUR, DATED AUGUST 7, 2017, RECORDED IN VOLUME 1596, PAGE 933, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND BEING ALL OF THE SAME LAND DESCRIBED AS 0.7375 ACRE IN A DEED FROM LOUISE WILLIS BARBOUR, AS INDEPENDENT EXECUTRIX OF THE ESTATE OF HOWARD NOLAN BARBOUR, DECEASED A/K/A HOWARD NOLAN BARBOUR II TO LOUISE WILLIS BARBOUR, DATED AUGUST 7, 2017, RECORDED IN VOLUME 1596, PAGE 929, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

1,531 ACRES OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE JAMES SCHRIER SURVEY, A-98, BEING A PART OF THE SAME LAND DESCRIBED AS 2.215 ACRES (FIRST TRACT) IN A DEED FROM LOUISE WILLIS BARBOUR, AS INDEPENDENT EXECUTRIX OF THE ESTATE OF HOWARD NOLAN BARBOUR, DECEASED A/K/A HOWARD NOLAN BARBOUR II TO LOUISE WILLIS BARBOUR A/K/A LOUISE O. BARBOUR, DATED AUGUST 7, 2017, RECORDED IN VOLUME 1596, PAGE 933, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.



JAMES SCHRIER SURVEY, A-98
 WASHINGTON COUNTY, TEXAS

REPLAT OF HILLSIDE ACRES NO. II
 PLAT SLIDE NO. 2230
 PLAT RECORDS OF WASHINGTON COUNTY, TEXAS

- NOTES:
- Reference is hereby made to separate descriptions of the subject tracts.
 - Iron rods set are filled with plastic cap stamped Lampe Surveying.
 - According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0300C, Washington County, Texas, effective date of August 16, 2011, the subject property does not lie within the Special Flood Hazard Area.
 - Surveyor did not abstract the property. This survey was performed without the benefit of a title report or abstract of title and is subject to conditions, additions or deletions that a current title report or abstract may disclose.

I, Matt D. Lampe, Registered Professional Land Surveyor No. 5429 of the State of Texas, do hereby certify that this plat accurately represents the results of an on the ground survey made under my direction during the month of November, 2021.
 The improvements shown hereon are as observed and located at the time of survey. There are no visible conflicts or protrusions apparent on the ground, except as shown hereon.



USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK, AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.
 Dated this the 30th day of November, 2021.
 Matt D. Lampe
 R.P.L.S. No. 5429
 Lampe Surveying, Inc.

LAMPE SURVEYING, INC
 PROFESSIONAL LAND SURVEYORS
 1408 WEST MAIN STREET
 P. O. BOX 2037
 BRENHAM, TEXAS 77834
 (979) 836-6677
 TEXAS LICENSED SURVEYING FIRM NO. 10010700
 W.O. 3776 377651.01HG 3776BARBOUR.CCG

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
TEXAS LICENSED SURVEYING FIRM NO. 10040700
P. O. Box 2037 - 1408 West Main Street
Brenham, Texas 77834-2037
(979) 836-6677

3776-21

THE STATE OF TEXAS

SURVEYORS DESCRIPTION

LOUISE BARBOUR

COUNTY OF WASHINGTON

1.500 ACRES

All that certain tract or parcel of land, lying and being situated in Washington County, Texas, part of the James Schrier Survey, A-98, being a portion of the same land described as 2.215 acres (First Tract) and all of the same land described as 0.0786 acre (Second Tract) in a deed from Louise Willis Barbour, as Independent Executrix of the Estate of Howard Nolan Barbour, deceased A/K/A Howard Nolan Barbour, II to Louise Willis Barbour A/K/A Louise Q. Barbour, dated August 7, 2017, recorded in Volume 1596, Page 933, Official Records of Washington County, Texas, and being all of the same land described as 0.7375 acre in a deed from Louise Willis Barbour, as Independent Executrix of the Estate of Howard Nolan Barbour, deceased A/K/A Howard Nolan Barbour, II to Louise Willis Barbour, dated August 7, 2017, recorded in Volume 1596, Page 929, Official Records of Washington County, Texas, (1596/929, O.R.W.C., Tx.), and being more fully described by metes and bounds as follows, to-wit:

BEGINNING at a 3/8" iron rod found at the base of a 40" post oak tree on a southeasterly margin of Tigerpoint Road for the north corner hereof and of said original 0.7375 acre tract, common with the west corner of Lot 1 of the Replat of Hillside Acres No. II, plat recorded in Plat Slide No. 223B of the Plat Records of Washington County, Texas;

THENCE along the east lines hereof, as follows:

South 13 degrees 44 minutes 43 seconds East, 320.18 feet to a 3/8" iron rod found at a fence corner for the southwest corner of said Lot 1, common with the northwest corner of Lot 3;
South 11 degrees 50 minutes 02 seconds East, 44.97 feet to a 3/8" iron rod found for the southeast corner of said original 0.7375 acre tract, common with the northeast corner of said original 2.215 acre tract; and
South 14 degrees-07 minutes 33 seconds East, 83.38 feet to the southeast corner hereof, common with the northeast corner of a 1.531 acre tract surveyed this date out of said original 2.215 acre tract, being in the west line of said Lot 3;

THENCE through said original tract and along the south and west lines hereof, common with the north and east lines of said 1.531 acre tract, as follows:

South 80 degrees 10 minutes 40 seconds West, 175.46 feet to a 1/2" iron rod set for the southwest corner hereof and for an interior corner of said 1.531 acre tract; and
North 13 degrees 44 minutes 43 seconds West, 292.90 feet to a 1/2" iron rod set for the northwest corner hereof and for the north corner of said 1.531 acre tract, being on a southeasterly margin of Tigerpoint Road;

THENCE along the southeasterly margin of Tigerpoint Road, as follows:

North 34 degrees 26 minutes 39 seconds East, 43.94 feet to a 1/2" iron rod found with "2835" cap; and
North 37 degrees 39 minutes 54 seconds East, 183.27 feet to the PLACE OF BEGINNING and containing 1.500 ACRES of land, more or less.

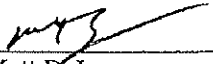
Reference is hereby made to a separate survey plat bearing even date herewith.

Set iron rods are fitted with plastic cap stamped "Lampe Surveying."

Bearings are based on the Texas Coordinate System of 1983-Central Zone as obtained by GPS observations.

I, Matt D. Lampe, Registered Professional Land Surveyor No. 5429 of the State of Texas, do hereby certify that this description accurately represents the results of an on the ground survey made under my direction.

Dated this the 30th day of November, 2021.

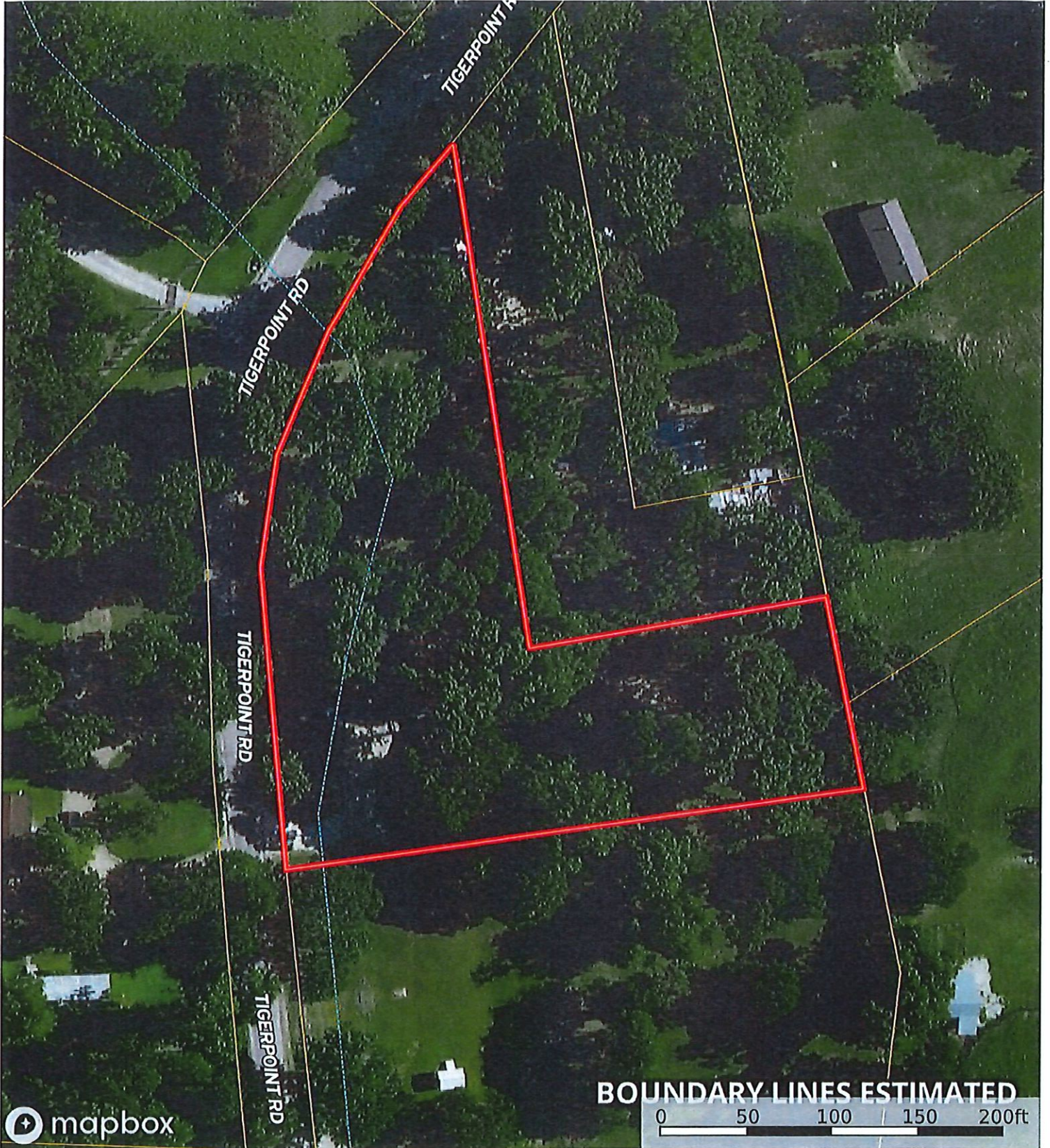


Matt D. Lampe
R.P.L.S. No. 5429
Lampe Surveying, Inc



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mapbox

BOUNDARY LINES ESTIMATED

0 50 100 150 200ft

Boundary Stream, Intermittent River/Creek Water Body

2253 Tigerpoint, Brenham
Texas, AC +/-

