

Partition 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.

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

Brenda Kay McFarland
 Gift Warranty Deed
 Vol. 1199, Pg. 425, ORWCT
 The remainder of that called 49.32 acres of land

Point of Beginning
 See Note 2
 N(y) 10023971.890
 E(x) 3569964.368

NUM	BEARING	DISTANCE
L1	N02°18'36"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°52'38"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	N06°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°46'18"E	13.60'
L29	N78°08'53"E	10.68'

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

Center of Caney Creek

Ronald Blair Woodley and Carolin Ann Woodley, Trustees, of their successors in trust
 General Warranty Deed
 Vol. 758, Pg. 334 ORWCT
 Called 51.087 acres of land Save and Except .1957 acres

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

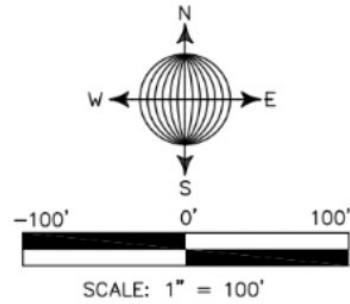
TRACT 1
 4.97 ACRES CREATED

TRACT 3
 3.50 ACRES CREATED

Ronald B. Woodley, Trustee of The Ronald B. Woodley Gifting Trust U/T/A Distribution Warranty Deed
 Vol 1676, Pg. 917 ORWCT
 Those Tracts of Land described therein

LEGEND

1/2" IRON ROD FOUND	●
POINT NOT SET	△
CAPPED IRON ROD SET (CIRS), "RPLS 5548"	○
FENCE LINE	-x-x-
DEED RECORDS	DRWCT
WASHINGTON COUNTY TX	
OFFICIAL RECORDS	ORWCT
WASHINGTON COUNTY TX	
GRAVEL ROAD	▬▬▬▬▬▬



ADDRESS: 3383 Stern Road, Chappell Hill, Texas

NOTES:
 1. EASEMENTS, BUILDING LINES AND/OR CONDITIONS OF RECORDS AS PER GF# 3016922-04260 AS PROVIDED BY AMERICAN TITLE.
 2. BEARING BASIS GRID NORTH, LAMBERT CONFORMAL CONIC PROJECTION, COORDINATE BASIS GRID IN U.S. SURVEY FEET A PART OF THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83. GRID DISTANCES AND AREA SHOWN HEREON.

SURVEYORS CERTIFICATION:
 TO THE OWNER, LIENHOLDER, AND TITLE COMPANY, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE IS CORRECT AND THERE ARE NO VISIBLE DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY SHOWN HEREON.

STEUBING 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. STEUBING DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO 5548

