

Daniel Grumbacher
98.83 Acre Tract
Andrew Miller Survey, A-83
Washington County, Texas

Field notes of a 98.83 acre tract or parcel of land, lying and being situated in the Andrew Miller Survey, Abstract No. 83, Washington County, Texas, and being all of the called 98.917 acre tract described in the deed from T. C. Kolkhorst, et alii, to Daniel Grumbacher and wife, Marie-Louise Grumbacher, recorded in Volume 347, Page 401, of the Deed Records of Washington County, Texas, and being more particularly described as follows:

BEGINNING at the 3/8" iron rod found at a 6" Bois-de-arc fence corner marking the southeast corner of the beforementioned 98.917 acre tract, said iron rod being in the west line of Farm-to-Market Road No. 1155, and the northeast corner of a 98.58 acre tract described in the deed to Lonnie W. Mohr, recorded in Volume 192, Page 136, of the Deed Records of Washington County, Texas;

THENCE S 70° 23' 14" W along the south line of the beforementioned 98.917 acre tract, same being a fence line, at a distance of 2599.0 feet, pass a 3/8" iron rod found at a X-tie fence corner marking the northwest corner of the beforementioned 98.58 acre tract, continue on for a total distance of 3248.01 feet to a 3/8" iron rod found at a X-tie fence corner marking the southwest corner of the beforementioned 98.917 acre tract;

THENCE N 01° 15' 13" W along the west line of the beforementioned 98.917 acre tract, same being a fence line, for a distance of 1611.81 feet to a 3/8" iron rod found at a X-tie fence corner marking the northwest line of the said 98.917 acre tract, said iron rod being in the south line of a 95.36 acre tract described in the deed to Clarence W. Lohmeyer, recorded in Volume 252, Page 8, of the Deed Records of Washington County, Texas;

THENCE along the north line of the beforementioned 98.917 acre tract, same being the south line of the beforementioned 95.36 acre tract and the south line of an 80.00 acre tract described in the deed to Clarence W. Lohmeyer, recorded in Volume 232, Page 270, of the Deed Records of Washington County, Texas, as follows:

N 88° 34' 09" E along a fence line, for a distance of 145.14 feet to a X-tie angle point,
N 73° 56' 54" E adjacent to a fence line, at a distance of 99.6 feet, pass the common corner between the beforementioned 95.36 acre tract and the 80.00 acre tract, continue along the common line between the said 98.917 acre tract and the 80.00 acre tract for a total distance of 2696.90 feet to a 3/8" iron rod found at a X-tie fence corner marking the northeast corner of the said 98.917 acre tract, said iron rod also being in the west line of the beforementioned Farm-to-Market Road No. 1155, the U.S.G.S. Lohmeyer triangulation station concrete monument bears N 08° 09' 20" E 191.64 feet, said iron rod also being the

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S 16° 37' 00" E 245.18 feet to the PLACE OF BEGINNING, containing 98.83 acres of land, more or less.



Surveyed April, 1986

By: *S. M. Kling*

S. M. Kling
Registered Public Surveyor No. 2003

N / F
H. F. L. LOHMEYER EST
29.91 AC.

N / F
E. C. DICKSCHAT
15 AC.

F.M. 1155

S15°32'04" E

S16°37'00" E
245.18'

98.83 ACRE TRACT

N73°56'54" E - 2696.90'

S10°23'14" W - 3248.01'

N / F
LONNIE W. MOHR
37.96 AC.

N / F
D. E. SCOTT
16 AC.

N / F
E. V. SCOTT
16 AC.

N / F
D. FREEDMAN
16 AC.

N / F
L. FREEDMAN
16 AC.

N / F
C. BOSSE
13.25 AC.

N / F
W. A. BOSSE
Remainder 50.15 AC.

N / F
OTTO KOLKHORST
57.12 AC.

PLACE OF BEGINNING FOR 98.83 AC. TRACT

PLACE OF BEGINNING FOR 28.83 AC. TRACT

DANIEL GRUMBACHER
CALLED DB. 517 AC. TRACT
VOL. 347, PG. 401

N80°34'09" E - 145.14'

N01°15'13" W - 1611.81'

N03°38'19" E - 120.00'

N01°15'13" W - 1611.81'

