

PHILIP COE SURVEY, A-31
WASHINGTON COUNTY, TEXAS

LINE TABLE

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N 82°27'00" E	25.88	L87	N 89°50'00" W	25.95
L2	N 51°19'00" E	45.83	L88	N 81°59'14" W	26.47
L3	N 53°04'00" W	48.30	L89	N 81°54'19" W	35.31
L4	N 32°08'00" W	30.21	L90	N 34°14'58" W	76.12
L5	N 63°15'00" W	45.12	L91	N 27°17'25" W	25.45
L6	N 70°08'00" E	47.34	L92	N 8°18'18" E	45.88
L7	N 80°38'13" E	28.21	L93	N 27°00'17" W	33.05
L8	N 28°07'53" E	45.71	L94	N 22°53'11" W	71.45
L9	N 28°40'50" E	148.01	L95	N 15°23'25" E	37.07
L10	N 14°32'56" E	48.84	L96	N 18°12'37" E	78.25
L11	N 05°14'03" E	85.81	L97	N 55°02'54" E	27.53
L12	N 3°32'33" E	8.13	L98	N 53°18'28" E	43.57
L13	N 7°25'41" E	28.44	L99	N 42°33'23" E	22.78
L14	N 23°22'22" W	40.48	L100	N 6°50'59" W	44.55
L15	N 82°10'00" W	88.21	L101	N 12°08'51" W	24.17
L16	N 29°59'56" W	17.63	L102	N 51°35'41" E	30.89
L17	N 48°42'52" W	64.50	L103	N 81°19'12" E	25.85
L18	N 78°29'27" W	28.00	L104	N 68°07'20" E	8.53
L19	N 48°48'11" W	40.88	L105	N 58°27'45" E	19.87
L20	S 58°47'47" W	92.38	L106	N 06°18'18" E	43.13
L21	S 17°23'34" E	35.81	L107	N 56°53'50" E	28.35
L22	S 10°43'43" W	27.74	L108	N 81°37'53" E	34.30
L23	S 11°28'11" E	24.50	L109	N 12°07'00" E	45.00
L24	S 78°42'02" W	30.89	L110	N 13°00'07" E	28.80
L25	N 81°48'08" W	27.89	L111	N 45°23'53" W	25.71
L26	N 81°32'51" W	22.10	L112	N 8°48'18" E	25.07
L27	N 57°15'53" W	83.04	L113	N 4°40'36" E	82.32
L28	N 24°17'41" W	44.82	L114	N 13°03'24" W	49.49
L29	N 31°45'45" E	81.84	L115	N 14°21'44" E	29.78
L30	N 49°08'53" W	32.18	L116	N 22°51'18" E	31.55
L31	N 84°38'28" W	118.78	L117	N 1°51'58" W	128.44
L32	N 62°53'45" W	51.88	L118	N 4°19'03" W	82.80
L33	N 02°42'21" W	38.24	L119	N 2°09'45" E	53.72
L34	N 52°10'58" E	32.18	L120	N 10°38'59" E	24.85
L35	N 36°47'41" E	108.21	L121	N 7°09'20" W	33.78
L36	N 45°13'34" E	77.86	L122	N 8°45'38" E	52.09
L37	N 74°03'53" E	29.88	L123	N 11°42'27" W	18.54
L38	N 71°59'42" E	81.04	L124	N 11°59'51" W	23.85
L39	N 77°52'10" E	61.84	L125	N 28°31'18" W	34.29
L40	S 89°53'17" E	18.70	L126	N 40°10'17" W	51.31
L41	S 48°50'01" E	18.50	L127	N 3°59'54" E	40.80
L42	N 72°09'51" E	74.00	L128	N 10°01'51" W	43.78
L43	N 76°23'07" E	20.51	L129	N 33°21'52" W	23.15
L44	N 43°32'18" E	24.44	L130	N 7°57'02" W	52.70
L45	N 17°24'45" W	31.39	L131	N 87°07'10" E	186.39
L46	N 41°14'50" W	29.74	L132	N 52°55'07" E	114.50

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	82°24'49"	334.22'	2285.09'	N 87°59'45" E	333.83'

- NOTES:**
- THE BEARINGS SHOWN HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS, OBSERVED AT LATITUDE: 30°08'24.01" N - LONGITUDE: 96°25'54.05" W (NAD83-04).
 - PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA (ZONE A), SHOWN HEREON AS APPROXIMATE SPECIAL FLOOD HAZARD AREA (SHADED), AND PART OF THE SUBJECT PROPERTY LIES WITHIN AREAS OF MINIMAL FLOOD HAZARD (ZONE X) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBERS 48477C0285C AND 48477C0300C, EFFECTIVE DATE AUGUST 16, 2011, WASHINGTON COUNTY, TEXAS.
 - THERE WERE SEPARATE METES AND BOUNDS DESCRIPTIONS PREPARED IN CONJUNCTION WITH THIS SURVEY MAP.
 - THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH WASHINGTON COUNTY ABSTRACT COMPANY (TEXAN TITLE INSURANCE COMPANY) TITLE COMMITMENT OF NO. WCA2101041, EFFECTIVE DATE OCTOBER 26, 2021, 8:00 AM, ISSUED OCTOBER 26, 2021, 8:00 AM.
 - SUBJECT TO CENTRAL WASHINGTON COUNTY WATER SUPPLY CORPORATION, RIGHT OF WAY EASEMENT, 15 FEET IN WIDTH, THE CENTERLINE THEREOF BEING THE PIPELINE AS INSTALLED, RECORDED IN VOLUME 702, PAGE 176, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO DETERMINE THE ACTUAL BURIED LOCATION(S) OF PIPELINE(S).
 - SUBJECT TO PIPELINE EASEMENT DATED APRIL 30, 1988, EXECUTED BY ESTATE OF THELMA A. SEIDL, DECEASED TO AQUILA SOUTHWEST PIPELINE CORPORATION, RECORDED IN VOLUME 897, PAGE 502, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS; ASSIGNMENT TO ETC TEXAS PIPELINE, LTD, RECORDED IN VOLUME 1048, PAGE 933, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS (THE MAP EXHIBIT ATTACHED TO VOLUME 897, PAGE 502 IS FOR THE ADJOINING WEHMEYER TRACT TO THE SOUTH), THE APPROXIMATE LOCATION OF THE PIPELINE AS MARKED BY ETC IS SHOWN OR NOTED HEREON.
 - SUBJECT TO PIPELINE EASEMENT DATED OCTOBER 5, 1988, EXECUTED BY ESTATE OF THELMA A. SEIDL, DECEASED TO AQUILA SOUTHWEST PIPELINE CORPORATION, RECORDED IN VOLUME 911, PAGE 311, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS; ASSIGNMENT TO ETC TEXAS PIPELINE, LTD, RECORDED IN VOLUME 1048, PAGE 933, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AS SHOWN OR NOTED HEREON.
 - SUBJECT TO OIL, GAS AND MINERAL LEASES, WHICH ALLOW LAYING PIPE LINES, POWER LINES, TELEPHONE LINES, CANALS, ROADS, AND OTHER STRUCTURES ON THE SUBJECT TRACT, RECORDED IN VOLUME 178, PAGE 192; VOLUME 231, PAGE 258; VOLUME 237, PAGE 41 AND VOLUME 324, PAGE 488, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS AND IN VOLUME 501, PAGE 405, VOLUME 577, PAGE 792 AND VOLUME 715, PAGE 402, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
 - SUBJECT TO CENTRAL WASHINGTON COUNTY WATER SUPPLY CORPORATION, RIGHT OF WAY EASEMENT, RECORDED IN VOLUME 1636, PAGE 137, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AND EASEMENT MODIFICATION AGREEMENT RECORDED IN VOLUME 1805, PAGE 449, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AS SHOWN OR NOTED HEREON.
 - (DRWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS.
(ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

SURVEY MAP

SHOWING A SURVEY OF 203.314 ACRES AND 8.654 ACRES OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE JAMES SCHRIER SURVEY, A-89 AND THE PHILIP COE SURVEY, A-31, BEING PART OF THE SAME LAND DESCRIBED AS 227.01 ACRES IN THE DEED FROM LA TREL SCHROEDER TO DON L. SCHROEDER AND WIFE, DEBRA SCHROEDER, DATED OCTOBER 13, 2009, AS RECORDED IN VOLUME 1383, PAGE 923, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY OF 203.314 ACRES AND 8.654 ACRES OF LAND IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

DATED THIS 6TH DAY OF OCTOBER, 2021 A.D.
MAP REVISED NOVEMBER 1, 2021

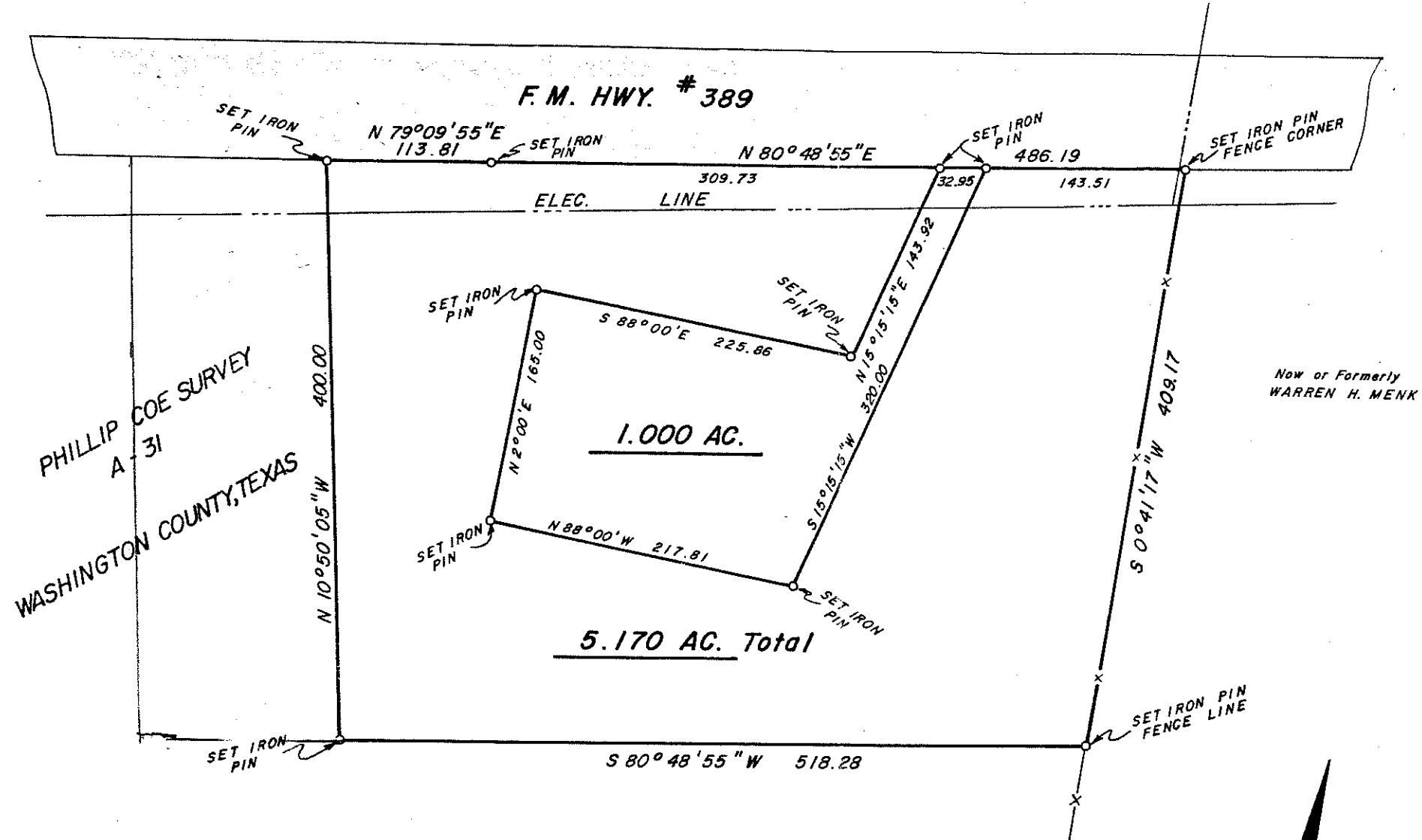


JON E. HODDE
REGISTERED PROFESSIONAL
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F. M. HIGHWAY NO. 389



SET IRON PIN

N 79°09'55"E
113.81

SET IRON PIN

N 80°48'55"E

SET IRON PIN

486.19

SET IRON PIN
FENCE CORNER

309.73

ELEC. LINE

143.51

SET IRON PIN

S 86°00'E 225.86

SET IRON PIN

N 15°15'15"E 143.92

N 10°50'05"W 400.00

N 2°00'E 165.00

SET IRON PIN

N 88°00'W 217.81

SET IRON PIN

S 0°41'17"W 409.17

SET IRON PIN

S 80°48'55"W 518.28

SET IRON PIN
FENCE LINE



SCALE 1" = 100'

EXHIBIT "A"

SURFACE ONLY:

ALL THAT TRACT OR PARCEL OF LAND situate in Washington County, Texas out of the Phillip Coe Survey A-31 and being a portion of a tract of land called 227.01 acres described in a deed from F. L. Ansler et ux to L. E. Seidel et ux dated November 20, 1942 and recorded in Volume 131, Page 586 of the Washington County Deed Records, more particularly described as follows:

BEGINNING at a set iron pin and fence corner lying in the South right-of-way line of F. M. Highway 389, said point marking the Northwest corner of a tract of land now or formerly owned by Warren H. Merk and the apparent Northeast corner of the original tract and the Northeast corner of the tract of land herein described;

THENCE departing said highway line with the East line of the original tract, same being the West line of the Merk tract as fenced S 0° 41' 17" W, 409.17 ft. to a set iron pin in fence line for Southeast corner of this tract;

THENCE departing said fence line S 80° 48' 55" W, 518.28 ft. to a set iron pin for Southwest corner;

THENCE N 10° 50' 05" W, 400.00 ft. to a set iron pin in the South right-of-way line of F. M. Highway 389 for Northwest corner of this tract;

THENCE with said highway line N 79° 09' 55" E, 113.81 ft. to a set iron pin;

THENCE continuing with said highway line N 80° 48' 55" E, at 309.73 ft. passing a set iron pin marking the Northwest corner of a proposed 1.000 acre release tract, CONTINUING for a distance of 32.95 ft. to a set iron pin marking the Northeast corner of said release tract and CONTINUING for a total distance of 486.19 ft. to the PLACE OF BEGINNING and containing 5.170 acres of land.

December 9, 1982
W. O. #7491

John E. Pledger, III
John E. Pledger, III
Registered Public Surveyor #2183

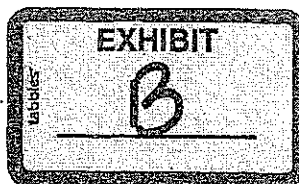
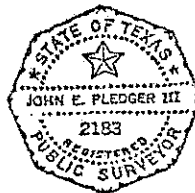


EXHIBIT "B"

ALL THAT TRACT OR PARCEL OF LAND situate in Washington County, Texas out of the Phillip Coe Survey A-31 and being a portion of a tract of land called 227.01 acres described in a deed from F. L. Ansler et ux to L. E. Seidel et ux dated November 20, 1942 and recorded in Volume 131, Page 586 of the Washington County Deed Records, more particularly described as follows:

COMMENCING at a set iron pin and fence corner lying in the South right-of-way line of F. M. Highway 389, said point marking the Northwest corner of a tract of land now or formerly owned by Warren H. Menk and the apparent Northeast corner of the original tract;

THENCE wit the South line of F. M. Highway 389 S 80° 48' 55" W, 143.51 ft. to a set iron pin marking the Northeast corner and PLACE OF BEGINNING of the release tract herein described;

THENCE departing said highway line S 15° 15' 15" W, 320.00 ft. to a set iron pin for Southeast corner;

THENCE N 88° 00' W, 217.81 ft. to a set iron pin for Southwest corner;

THENCE N 2° 00' E, 165.00 ft. to a set iron pin for West corner;

THENCE S 88° 00' E, 225.86 ft. to a set iron pin for interior corner of the tract of land herein described;

THENCE N 15° 15' 15" E, 143.92 ft. to a set iron pin in the South line of the aforementioned highway for Northwest corner of this tract;

THENCE with said highway line N 80° 48' 55" E, 32.95 ft. to the PLACE OF BEGINNING and containing 1.000 acres of land.

December 9, 1982
W. O. #7493

John E. Pledger, III
John E. Pledger, III
Registered Public Surveyor #2183



FILED
AT 11:55 A.M.
JAN 17 1983
Gertrude Lehmann
GERTRUDE LEHMANN
COUNTY CLERK, WASHINGTON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the Volume and Page of the *Deed* RECORDS of Washington County, Texas, as stamped hereon by me on
JAN 24 1983



Gertrude Lehmann
Gertrude Lehmann, County Clerk
Washington County, Texas