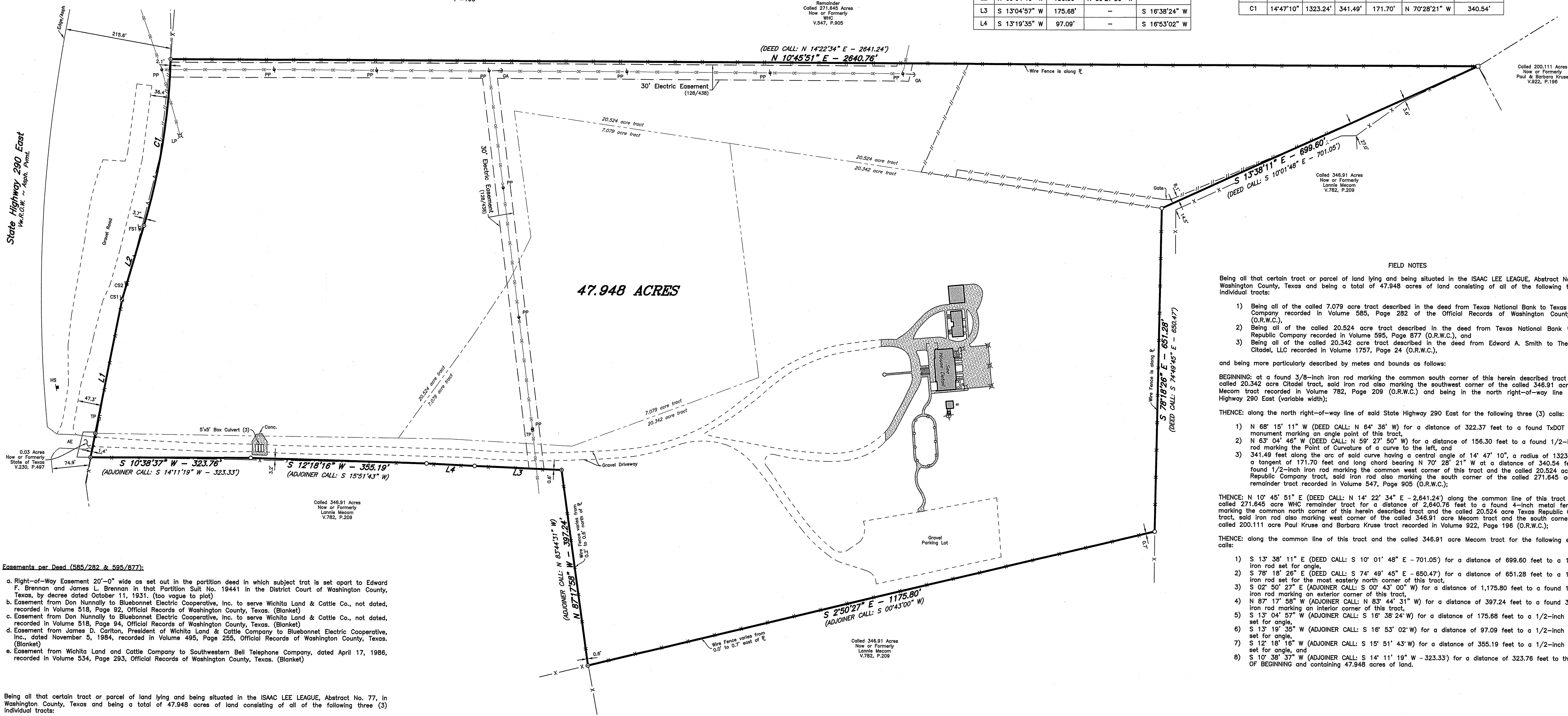


Scale:  
1"=100'

LINE TABLE				
LINE	BEARING	DISTANCE	DEED CALL	ADJOINER CALL
L1	N 68°15'11" W	322.37'	N 64°36' W	-
L2	N 63°04'46" W	156.30'	N 59°27'50" W	-
L3	S 13°04'57" W	175.68'	-	S 16°38'24" W
L4	S 13°19'35" W	97.09'	-	S 16°53'02" W

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	14°47'10"	1323.24'	341.49'	171.70'	N 70°28'21" W	340.54'



47.948 ACRES

FIELD NOTES  
Being all that certain tract or parcel of land lying and being situated in the ISAAC LEE LEAGUE, Abstract No. 77, in Washington County, Texas and being a total of 47.948 acres of land consisting of all of the following three (3) individual tracts:

- 1) Being all of the called 7.079 acre tract described in the deed from Texas National Bank to Texas Republic Company recorded in Volume 585, Page 282 of the Official Records of Washington County, Texas (O.R.W.C.),
- 2) Being all of the called 20.524 acre tract described in the deed from Texas National Bank to Texas Republic Company recorded in Volume 595, Page 877 (O.R.W.C.), and
- 3) Being all of the called 20.342 acre tract described in the deed from Edward A. Smith to The Historic Citadel, LLC recorded in Volume 1757, Page 24 (O.R.W.C.),

and being more particularly described by metes and bounds as follows:  
BEGINNING: at a found 3/8-inch iron rod marking the common south corner of this herein described tract and the called 20.342 acre Citadel tract, said iron rod also marking the southwest corner of the called 346.91 acre Lannie Mecom tract recorded in Volume 782, Page 209 (O.R.W.C.) and being in the north right-of-way line of State Highway 290 East (variable width);

- THENCE: along the north right-of-way line of said State Highway 290 East for the following three (3) calls:
- 1) N 68° 15' 11" W (DEED CALL: N 64° 36' W) for a distance of 322.37 feet to a found TxDOT concrete monument marking an angle point of this tract
  - 2) N 63° 04' 46" W (DEED CALL: N 59° 27' 50" W) for a distance of 156.30 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the left, and
  - 3) 341.49 feet along the arc of said curve having a central angle of 14° 47' 10", a radius of 1323.24 feet, a tangent of 171.70 feet and long chord bearing N 70° 28' 21" W at a distance of 340.54 feet to a found 1/2-inch iron rod marking the common west corner of this tract and the called 20.524 acre Texas Republic Company tract, said iron rod also marking the south corner of the called 271.645 acre WHC remainder tract recorded in Volume 547, Page 905 (O.R.W.C.);

THENCE: N 10° 45' 51" E (DEED CALL: N 14° 22' 34" E - 2,641.24') along the common line of this tract and the called 271.645 acre WHC remainder tract for a distance of 2,640.76 feet to a found 4-inch metal fence post marking the common north corner of this herein described tract and the called 20.524 acre Texas Republic Company tract, said iron rod also marking west corner of the called 346.91 acre Mecom tract and the south corner of the called 200.111 acre Paul Kruse and Barbara Kruse tract recorded in Volume 922, Page 196 (O.R.W.C.);

- THENCE: along the common line of this tract and the called 346.91 acre Mecom tract for the following eight (8) calls:
- 1) S 13° 38' 11" E (DEED CALL: S 10° 01' 48" E - 701.05') for a distance of 699.60 feet to a 1/2-inch iron rod set for angle,
  - 2) S 78° 18' 26" E (DEED CALL: S 74° 49' 45" E - 650.47') for a distance of 651.28 feet to a 1/2-inch iron rod set for the most easterly north corner of this tract,
  - 3) S 02° 50' 27" E (ADJOINER CALL: S 00° 43' 00" W) for a distance of 1,175.80 feet to a found 1/2-inch iron rod marking an exterior corner of this tract,
  - 4) N 67° 17' 58" W (ADJOINER CALL: N 83° 44' 31" W) for a distance of 397.24 feet to a found 3/8-inch iron rod marking an interior corner of this tract,
  - 5) S 13° 04' 57" W (ADJOINER CALL: S 16° 38' 24" W) for a distance of 175.68 feet to a 1/2-inch iron rod set for angle,
  - 6) S 13° 19' 35" W (ADJOINER CALL: S 16° 53' 02" W) for a distance of 97.09 feet to a 1/2-inch iron rod set for angle,
  - 7) S 12° 18' 16" W (ADJOINER CALL: S 15° 51' 43" W) for a distance of 355.19 feet to a 1/2-inch iron rod set for angle, and
  - 8) S 10° 45' 51" W (ADJOINER CALL: S 14° 11' 19" W - 323.33') for a distance of 323.76 feet to the POINT OF BEGINNING and containing 47.948 acres of land.

**Easements per Deed (585/282 & 595/877):**

- a. Right-of-Way Easement 20'-0" wide as set out in the partition deed in which subject tract is set apart to Edward F. Brennan and James L. Brennan in that Partition Suit No. 19441 in the District Court of Washington County, Texas, by decree dated October 11, 1931. (too vague to plot)
- b. Easement from Don Nunnally to Bluebonnet Electric Cooperative, Inc. to serve Wichita Land & Cattle Co., not dated, recorded in Volume 518, Page 92, Official Records of Washington County, Texas. (Blanket)
- c. Easement from Don Nunnally to Bluebonnet Electric Cooperative, Inc. to serve Wichita Land & Cattle Co., not dated, recorded in Volume 518, Page 94, Official Records of Washington County, Texas. (Blanket)
- d. Easement from James D. Curttan, President of Wichita Land & Cattle Company to Bluebonnet Electric Cooperative, Inc., dated November 5, 1984, recorded in Volume 495, Page 255, Official Records of Washington County, Texas. (Blanket)
- e. Easement from Wichita Land and Cattle Company to Southwestern Bell Telephone Company, dated April 17, 1986, recorded in Volume 534, Page 293, Official Records of Washington County, Texas. (Blanket)

- Being all that certain tract or parcel of land lying and being situated in the ISAAC LEE LEAGUE, Abstract No. 77, in Washington County, Texas and being a total of 47.948 acres of land consisting of all of the following three (3) individual tracts:
- 1) Being all of the called 7.079 acre tract described in the deed from Texas National Bank to Texas Republic Company recorded in Volume 585, Page 282 of the Official Records of Washington County, Texas (O.R.W.C.),
  - 2) Being all of the called 20.524 acre tract described in the deed from Texas National Bank to Texas Republic Company recorded in Volume 595, Page 877 (O.R.W.C.), and
  - 3) Being all of the called 20.342 acre tract described in the deed from Edward A. Smith to The Historic Citadel, LLC recorded in Volume 1757, Page 24.

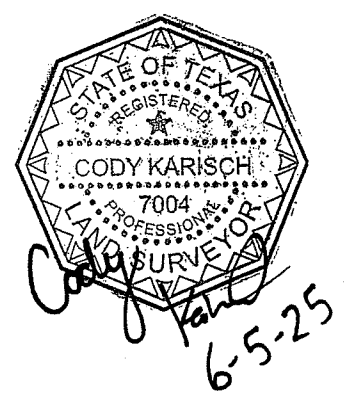
**GENERAL NOTES:**

1. ORIGIN OF BEARING SYSTEM: Bearings shown hereon are Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.
2. Survey is valid only if print has original seal and signature of Surveyor.
3. See field note description prepared with this plot for more information.
4. According to the Flood Insurance Rate Maps for Washington County, Texas and Incorporated Areas, Map Number 48477C031SD, Map Revised May 16, 2019, this property is not located within the Special Flood Hazard Area.
5. Subsurface and environmental conditions were not examined or considered as a part of this survey.
6. The locations of underground utilities as shown hereon are based on above-ground structures, utility markers and record drawings provided to the Surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
7. This survey does not constitute a title search by Surveyor. All information regarding record easement and other documents that might affect the quality of title to tract shown hereon was gained from title commitment GF No. PRE-25-136 prepared by Bluebonnet Abstract and Title, L.L.C. Texas effective June 16, 2025. The following comments correspond to the items as listed in the above referenced commitment:

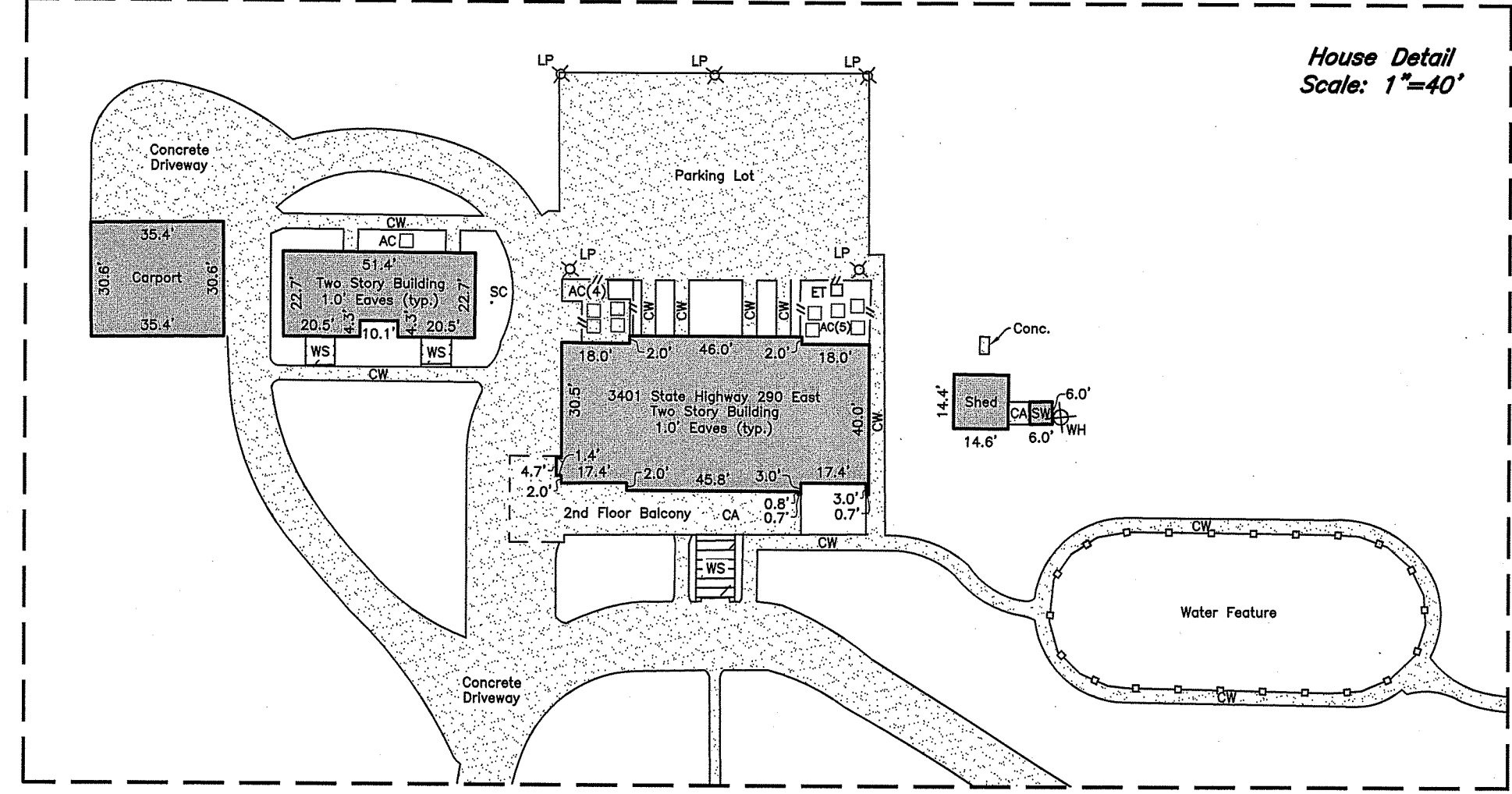
**Schedule B:**

- 10.1 Easement set out in Lease Contract dated December 22, 1923, executed by William Wroblewski and wife, Helen Wroblewski to Brenham Country Club, recorded in Volume 80, Page 285 of the Deed Records of Washington County, Texas, and transferred in Volume 127, Page 502 of the Official Records of Washington County, Texas. (Expired)
- 10.2 Easement and Right-of-Way dated June 14, 1927, executed by Wm. Wroblewski and Helen Wroblewski to Texas Power & Light Company, recorded in Volume 89, Page 67 of the Deed Records of Washington County, Texas. (too vague to plot)
- 10.3 Right-of-Way Deed dated September 28, 1960, executed by America Bible College to State of Texas, recorded in Volume 230, Page 487 of the Deed Records of Washington County, Texas. (Shown on survey)
- 10.4 Easement dated October 3, 1989, executed by Edward A. Smith to Bluebonnet Electric Cooperative, Inc., recorded in Volume 614, Page 712 of the Official Records of Washington County, Texas. (too vague to plot - no servient tract Volume/Page)

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, State of Texas, hereby certify that this survey was made on the ground on June 5, 2025, and that this survey correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.



- LEGEND**
- - 1/2" Iron Rod Found (CM)
  - - 1/2" Iron Rod Set
  - - 3/8" Iron Rod Found (CM)
  - - TxDOT Concrete Monument Found (CM)
  - - 4" Metal Fence Post (CM)
  - P.O.B. - Point of Beginning
  - W - Variable Width
  - AE - Asphalt Entryway
  - CA - Covered Concrete Area
  - CM - Controlling Monument
  - CS1 - Communication Sign
  - CS2 - Communication Sign (Southwest Bell)
  - CW - Concrete Walkway
  - ET - Electric Transformer
  - HS - Highway Sign
  - FS1 - Fiber-optic Sign (Comcast)
  - GA - Guy Anchor
  - LP - Light Pole
  - PP - Power Pole
  - SC - Sewer Cleanout
  - SW - Water Storage
  - TE - Telephone Pedestal
  - WH - Well Head
  - WS - Wood Stake
  - ..... - Indicates perp. distance from E to Edge/Slab
  - - - - - Vinyl Fence
  - - - - - Wire Fence
  - - - - - Wood Fence
  - - - - - Wrought Iron Fence
  - - - - - Owned Electrical Line



3401 State Highway 290 East

## LAND TITLE SURVEY

**47.948 ACRES**  
BEING ALL OF THE CALLED 7.079 ACRE TRACT RECORDED IN VOLUME 585, PAGE 282, ALL OF THE CALLED 20.524 ACRE TRACT RECORDED IN VOLUME 595, PAGE 877 AND ALL OF THE CALLED 20.342 ACRE TRACT RECORDED IN VOLUME 1757, PAGE 24

ISAAC LEE LEAGUE, A-77  
WASHINGTON COUNTY, TEXAS  
JUNE 5, 2025  
SCALE: 1"=100'

**SURVEYOR:** Texas Firm Registration No. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

**Owner(s):**  
Texas Republic Company  
The Historic Citadel, LLC