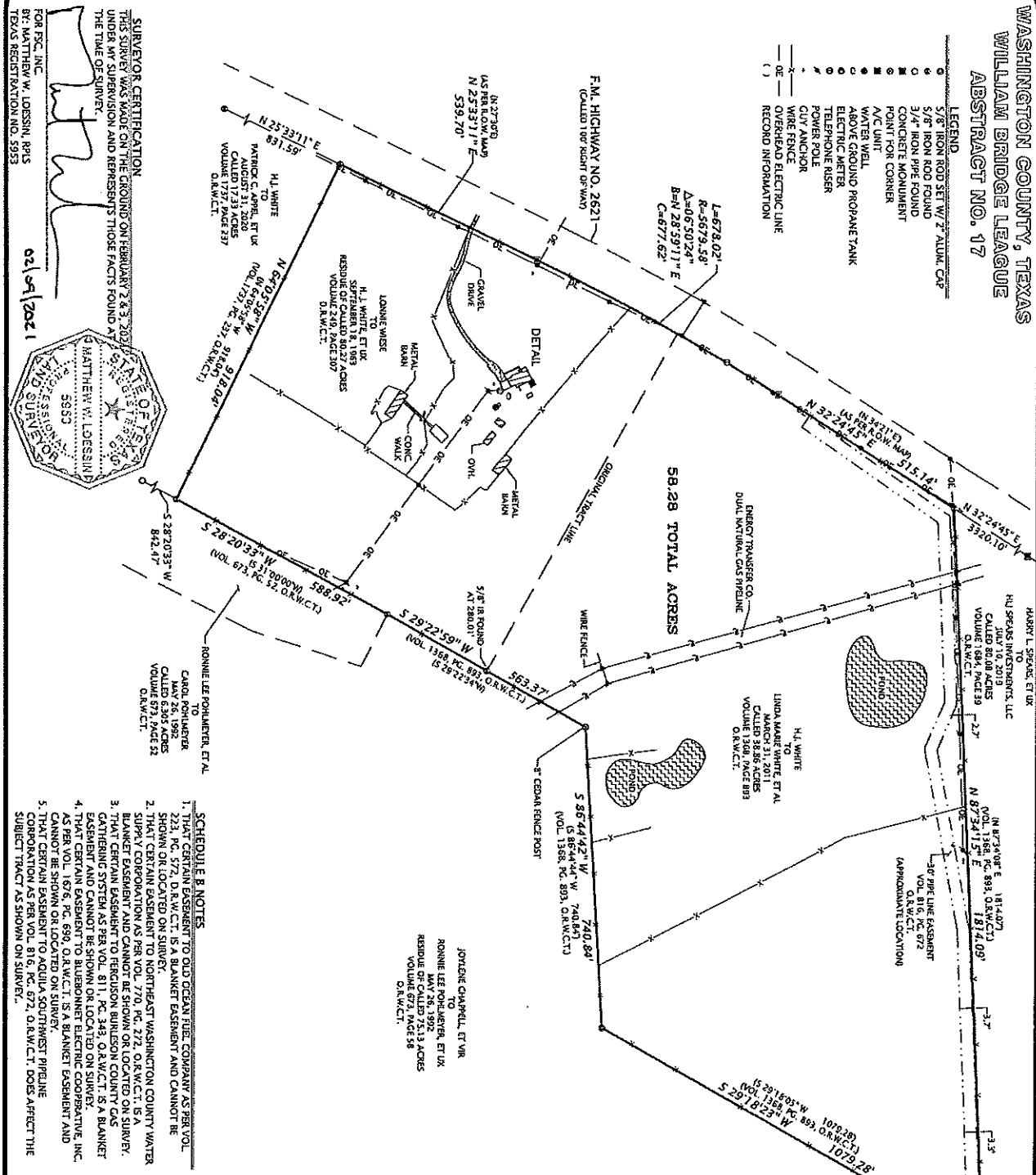


WASHINGTON COUNTY, TEXAS WILLIAM BRIDGE LEAGUE ABSTRACT NO. 17

- LEGEND**
- 5/8" IRON ROD SET IN 2" ALUM. CAP
 - 3/4" IRON PIPE FOUND
 - CONCRETE MONUMENT
 - POINT FOR CORNER
 - WATER WELL
 - ABOVE GROUND PROPANE TANK
 - ELECTRIC METER
 - TELEPHONE RISER
 - POWER POLE
 - CITY ANCHOR
 - WIRE FENCE
 - OVERHEAD ELECTRIC LINE
 - () RECORD INFORMATION



SURVEYOR CERTIFICATION
THIS SURVEY WAS MADE ON FEBRUARY 2 & 3, 2021
UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT
THE TIME OF SURVEY.

FOR FSC, INC.
BY: MATTHEW W. LOESSIN, P.S.
TEXAS REGISTRATION NO. 5953

02/09/2021

NOTARY PUBLIC
MATTHEW W. LOESSIN, P.S.
5853

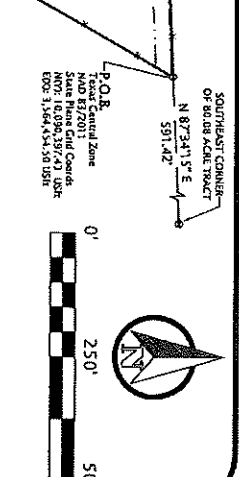
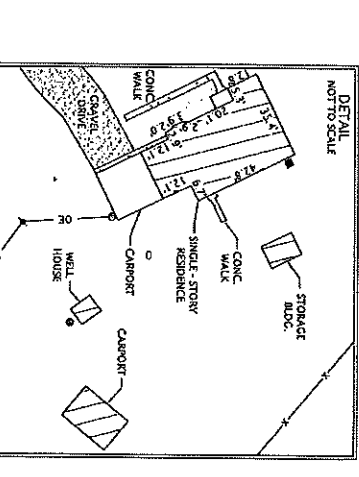
SCHEDULE B NOTES

1. THAT CERTAIN EASEMENT TO OLD OCEAN PIPE COMPANY AS PER VOL. 223, PG. 572, D.R.W.C.T. IS A BLANKET EASEMENT AND CANNOT BE SHOWN OR LOCATED ON SURVEY.
2. THAT CERTAIN EASEMENT TO NORTHEAST WASHINGTON COUNTY WATER SUPPLY CORPORATION AS PER VOL. 770, PG. 772, O.R.W.C.T. IS A BLANKET EASEMENT AND CANNOT BE SHOWN OR LOCATED ON SURVEY.
3. THAT CERTAIN EASEMENT TO RICHMOND BURELSON COUNTY GAS GATHERING SYSTEM AS PER VOL. 811, PG. 343, O.R.W.C.T. IS A BLANKET EASEMENT AND CANNOT BE SHOWN OR LOCATED ON SURVEY.
4. THAT CERTAIN EASEMENT TO RICHMOND BURELSON COUNTY GAS AS PER VOL. 1576, PG. 589, O.R.W.C.T. IS A BLANKET EASEMENT AND CANNOT BE SHOWN OR LOCATED ON SURVEY.
5. THAT CERTAIN EASEMENT TO AQUILA SOUTHWEST PIPELINE CORPORATION AS PER VOL. 816, PG. 672, O.R.W.C.T. DOES AFFECT THE SUBJECT TRACT AS SHOWN ON SURVEY.

SURVEY NOTES

1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND MATTERS OF RECORD SHOWN ARE STRICTLY BASED ON A TITLE COMMITMENT ISSUED ON JANUARY 13, 2021 (EFFECTIVE DECEMBER 11, 2020) BY FIRST AMERICAN TITLE GUARANTY COMPANY, OF NO. 202010102.
2. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.
3. A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

**SURVEY PLAT OF 58.28 ACRES
WILLIAM BRIDGE LEAGUE, A-17
WASHINGTON COUNTY, TEXAS**



WASHINGTON COUNTY, TEXAS
WILLIAM BRIDGE LEAGUE, ABSTRACT NO. 17

DESCRIPTION OF A 58.28 ACRE TRACT OF LAND OUT OF THE WILLIAM BRIDGE LEAGUE, ABSTRACT NO. 17, WASHINGTON COUNTY, TEXAS AND BEING THE RESIDUE OF A CALLED 80.27 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED SEPTEMBER 18, 1963 FROM LONNIE WIESE TO H. J. WHITE, ET UX, AS RECORDED IN VOLUME 249, PAGE 307, OF THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS AND ALL OF THAT CALLED 38.86 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED MARCH 31, 2011 FROM H.J. WHITE TO LINDA MARIE WHITE, ET AL, AS RECORDED IN VOLUME 1368, PAGE 893, OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 58.83 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found (Grid Coordinates: N 10,090,397.43 USft E 3,564,454.50 USft) in the Southwest line of a called 80.08 acre tract of land described in a deed dated July 10, 2019 from Harry L. Spears, et ux to HJ Spears Investments, LLC, as recorded in Volume 1684, Page 39, Washington County Official Records for the Easterly corner of the herein described tract, being the common Northerly corner of the residue of a called 75.13 acre tract of land described in a deed dated May 26, 1992 from Joylene Chappell, et vir to Ronnie Lee Pohlmeier, et ux, as recorded in Volume 673, Page 58, Washington County Official Records, from which a 5/8 inch iron rod found for the Southerly corner of said 80.08 acre tract bears North 87° 34' 15" East a distance of 591.42 feet;

THENCE with the Northwest line of said residue of 75.13 acre tract, being the common Southeast line of the herein described tract the following:

- South 29° 18' 23" West (called South 29° 18' 05" West, Vol. 1368, Pg. 893, O.R.W.C.T.) a distance of 1079.28 feet (1079.28') to a 5/8 inch iron rod set with cap for an exterior corner of the herein described tract, being an common interior corner of said residue of 75.13 acre tract;
- South 86° 44' 42" West (called South 86° 44' 44" West, Vol. 1368, Pg. 893, O.R.W.C.T.) a distance of 740.84 feet (740.84') to a point in an 8 inch cedar fence post found for an interior corner of the herein described tract, being the common exterior corner of said residue of 75.13 acre tract;
- South 29° 22' 59" West (called South 29° 22' 34" West, Vol. 1368, Pg. 893, O.R.W.C.T.) at 280.01 feet passing a 5/8 inch iron rod found for the Southerly corner of said parent 38.86 acre tract, being the common Easterly corner of said parent residue of 80.27 acre tract, continuing with the Southeast line of said parent residue of 80.27 acre tract for a total distance of 563.37 feet to a 5/8 inch iron found for the Southerly corner of the herein described tract, being an common exterior corner of said residue of 75.13 acre tract, also being the common Northerly corner of a called 6.305 acre tract of land described in a deed dated May 26, 1992 from Ronnie Lee Pohlmeier, et al to Carol Pohlmeier, as recorded in Volume 673, Page 52, Official Records Washington County Texas;

THENCE South 28° 20' 33" West (called South 31° 00' 00" West, Vol. 673, Pg. 52, O.R.W.C.T.) with the Northwest line of said 6.305 acre tract, being the common Southeast line of the herein described tract a distance of 588.92 feet to a 5/8" iron rod found for the Southerly corner of the herein described tract, being the common Easterly corner of a called 17.33 acre tract of land described in a deed dated August 31, 2020 from H.J. White to Patrick C. Appel, et ux, as recorded in Volume 1737, Page 237, Washington County Official Records, from which a 3/4 inch iron pipe found for the Southerly corner of said 17.33 acre tract, being the common Westerly corner of said 6.305 acre tract bears South 28° 20' 33" West a distance of 842.47 feet;

THENCE North 64° 05' 58" West (called North 64° 05' 58" West, Vol. 1737, Pg. 237, O.R.W.C.T.) with the Northeast line of said 17.33 acre tract, being the common Southwest line of the herein described tract a distance of 918.04 feet (called 918.04') to a 5/8 inch iron rod found in the Southeast line of F.M. Highway No. 2621 (called 100' R.O.W.) for the Westerly corner of the herein described tract, being the common Northerly corner of said 17.33 acre tract, from which a 5/8 inch iron rod found for the Westerly corner of said 17.33 acre tract bears South 25° 33' 11" West a distance of 831.59 feet;

THENCE with the Southeast line of F.M. Highway No. 2621, being the common Northwest line of the herein described tract the following:

TBPLS Firm 10000100
TBPE Firm 17957

- North 25° 33' 11" East (called North 27° 30' East, as per R.O.W. Map) a distance of 539.70 feet to a concrete marker found at the beginning of a curve to the right;
- Along said curve to the right having an arc length of 678.02 feet, a radius of 5679.58, a central angle of 06° 50' 24", and a chord bearing of North 28° 59' 11" East a distance of 677.62 feet to a concrete marker found at the end of said curve;
- North 32° 24' 45" East (called North 34° 21' East, as per R.O.W. Map) a distance of 515.14 feet to a 5/8 inch iron rod found for the Northerly corner of the herein described tract, being the common Westerly corner of said 80.08 acre tract, from which a concrete marker found bears North 32° 24' 45" East a distance of 3320.10 feet;

THENCE North 87° 34' 15" East (called North 87° 34' 08" East, Vol. 1368, Pg. 893, O.R.W.C.T.) with the Southwest line of said 80.08 acre tract, being the common Northeast line of the herein described tract a distance of 1814.09 feet (called 1814.07') to the **POINT OF BEGINNING**, containing 58.28 acres of land, more or less.

1. Bearing Basis: Texas Lambert Grid, Texas Central Zone, NAD 83/2011 [EPOCH: 2010]
2. All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.999948109.
3. Any reference to a 5/8" iron rod set w/cap is a 5/8" iron rebar 24" inches long and set with a 2" aluminum cap stamped "FSC INC - TX FIRM #10000100".

This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on February 2 & 3, 2021.

Matthew W. Loessin
Registered Professional Land Surveyor No. 5953
Project No. 2021010108
Word File: 2021010108_58.28_acre_m&b.docx
ACAD File: 2021010108.dwg



Date: 02/09/2021

