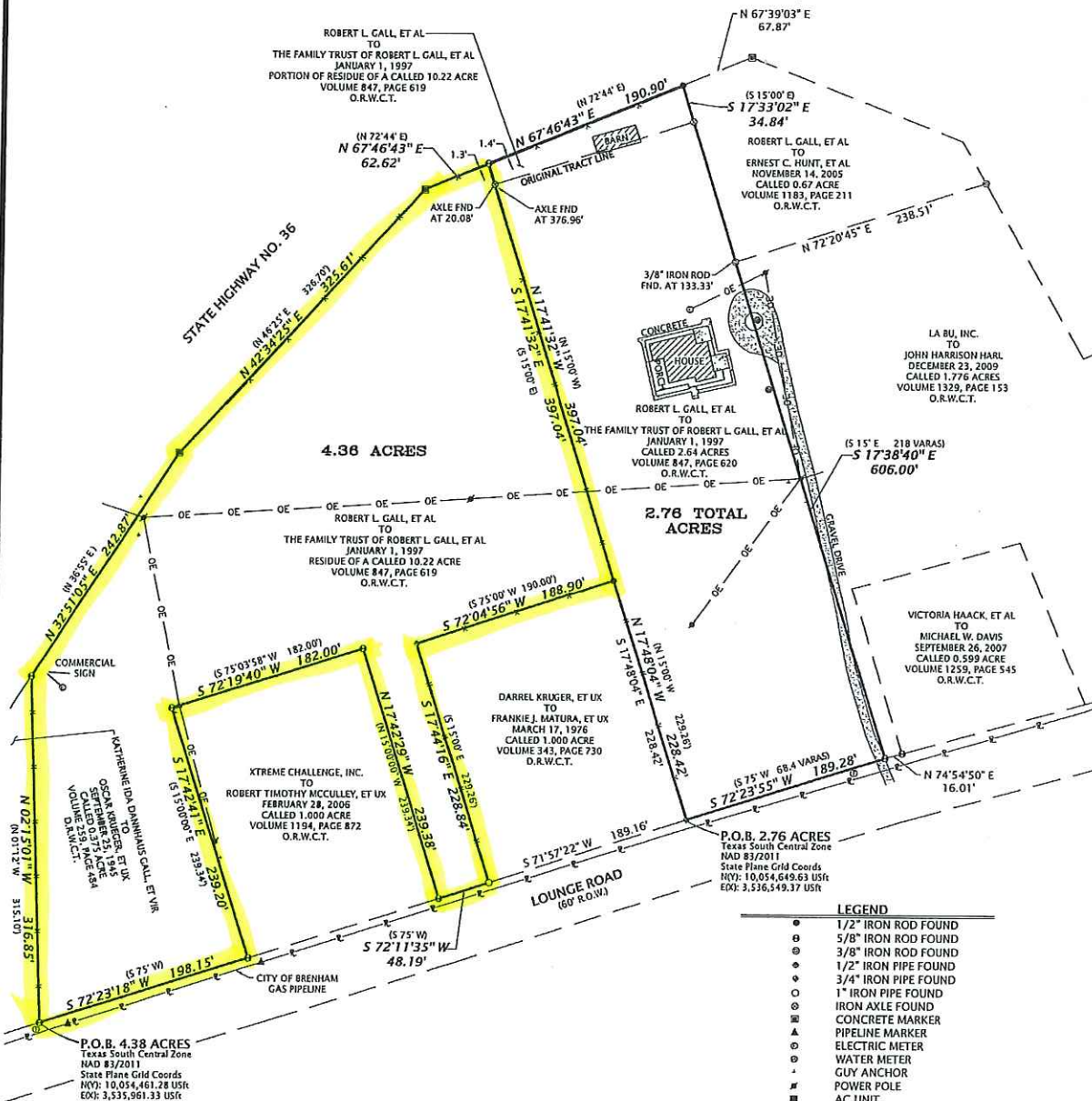


WASHINGTON COUNTY, TEXAS
A. HARRINGTON LEAGUE
ABSTRACT NO. 55

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
VERTICAL DATUM: NAVD 88
COMBINED SCALE FACTOR: 0.99997004
BEARING BASIS: TX LAMBERT GRID CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES



SCHEDULE B EASEMENT NOTES (2.64 ACRE TRACT)

1. THAT CERTAIN EASEMENT TO TEXAS POWER & LIGHT COMPANY AS PER VOLUME 115, PAGE 300, D.R.W.C.T. IS NOT SUFFICIENTLY DESCRIBED AND CANNOT BE SHOWN ON SURVEY.
2. THAT CERTAIN EASEMENT TO CENTRAL COUNTY WATER SUPPLY CORPORATION AS PER VOLUME 628, PAGE 645, O.R.W.C.T. IS A BLANKET EASEMENT AND CANNOT BE SHOWN ON SURVEY.
3. THAT CERTAIN EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS PER VOLUME 863, PAGE 467, O.R.W.C.T. IS A BLANKET EASEMENT AND CANNOT BE SHOWN ON SURVEY.

SURVEY NOTES

1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THIS SURVEY WAS PREPARED STRICTLY ON A TITLE COMMITMENT ISSUED FOR THE 2.64 ACRE TRACT FEBRUARY 26, 2015 (EFFECTIVE: FEBRUARY 20, 2015) BY WASHINGTON COUNTY ABSTRACT CO., FILE NO. 150234.
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.

SURVEYOR CERTIFICATION

THIS SURVEY WAS MADE ON THE GROUND ON MARCH 3 - 4, 2015 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

FOR FRANK SURVEYING CO., INC.
BY: MATTHEW W. LOESSIN, RPLS
TEXAS REGISTRATION NO. 5953

03/10/2015



LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 5/8" IRON ROD FOUND
- ⊙ 3/8" IRON ROD FOUND
- ⊙ 1/2" IRON PIPE FOUND
- ⊙ 3/4" IRON PIPE FOUND
- ⊙ 1" IRON PIPE FOUND
- ⊙ IRON AXLE FOUND
- ⊙ CONCRETE MARKER
- ⊙ PIPELINE MARKER
- ⊙ ELECTRIC METER
- ⊙ WATER METER
- ⊙ CUY ANCHOR
- ⊙ POWER POLE
- ⊙ AC UNIT
- WIRE FENCE
- OVERHEAD ELECTRIC LINE
- PIPELINE (AS NOTED)
- () RECORD INFORMATION

UTILITY NOTES

1. ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AS MARKED ABOVE GROUND. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

**SURVEY PLAT OF A 2.76 ACRE TRACT AND A 4.36 ACRE TRACT
A. HARRINGTON LEAGUE, A-55
WASHINGTON COUNTY, TEXAS**

DATE: 03/10/2015
DRAWN BY: KAC
CHECKED BY: MWL
FIELD CREW: TTH/KAC
PROJECT NO: 2015020195
COUNTY: WASHINGTON
SCALE: 1" = 100'
SHEET: 1 OF 1

FRANK
SURVEYING COMPANY INC.
2205 Walnut Street - Columbus, TX 78934
Ph: 979.732.3114 - Fax: 979.732.5271
www.franksurveying.com
LAND SURVEYING/ENGINEERING SERVICES
TABLE FIRM NO. 10000100

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Lounge Rd.



4.36 ACRE TRACT ZONED B1

Notes: The information shown is an estimate. This is not a professional survey plat and should be used for graphical information only. Acreage and measurements are subject to change and subject to survey.

WASHINGTON COUNTY, TEXAS
A. HARRINGTON LEAGUE, ABSTRACT NO. 55

DESCRIPTION OF A 4.36 ACRE TRACT OF LAND OUT OF THE A. HARRINGTON LEAGUE, ABSTRACT NO. 55, WASHINGTON COUNTY, TEXAS AND BEING A PORTION OF THE RESIDUE OF A CALLED 10.22 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED JANUARY 1, 1997 FROM ROBERT L. GALL, ET AL TO THE FAMILY TRUST OF ROBERT L. GALL, ET AL, RECORDED IN VOLUME 847, PAGE 619, OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 4.36 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found (Grid Coordinates: N 10,054,461.28 USft E 3,535,961.33 USft) in the Northwest line of Lounge Road (60' R.O.W.) for the Southeast corner of a called 0.375 acre tract of land described in a deed dated September 25, 1945 from Katherine Ida Dannhaus Gall, et vir to Oscar Krueger, et ux, recorded in Volume 259, Page 484, Washington County Deed Records and being the Southwest corner of the herein described tract;

THENCE North 02° 15' 01" West (called North 01° 12' West) with the Easterly line of said 0.375 acre tract, being the common Westerly line of said residue of 10.22 acre tract a distance of 316.85 feet (called 315.10') to a 5/8 inch iron rod found in the Southerly line of State Highway No. 36 for the Northwest corner of the herein described tract, being the common Northeast corner of said 0.375 acre tract;

THENCE with the Southerly line of State Highway No. 36, being the common Northerly line of said residue of 10.22 acre tract the following:

- North 32° 51' 05" East (called North 36° 55' East) a distance of 242.87 feet to a concrete marker found for corner;
- North 42° 34' 25" East (called North 46° 25' East) a distance of 325.61 feet (called 326.70') to a concrete marker found for corner;
- North 67° 46' 43" East (called North 72° 44' East) a distance of 62.62 feet to a 5/8 inch iron rod found for the Northeast corner of the herein described tract, being the common Northwest corner of a 2.76 acre tract also surveyed on this day, from which a 1/2 inch iron rod found for the Northeast corner of said 2.76 acre tract bears North 67° 46' 43" East a distance of 190.09 feet;

THENCE South 17° 41' 32" East (called South 15° 00' West) across said residue of 10.22 acre tract, being the common Easterly line of the herein described tract at 20.08 feet passing an iron axle found in an interior line of said residue of 10.22 acre tract for the Northwest corner of a called 2.64 acre tract of land described in a deed dated January 1, 1997 from Robert L. Gall, et al to The Family Trust of Robert L. Gall, et al, recorded in Volume 847, Page 620, Washington County Official Records and continuing with the with the Westerly line of said 2.64 acre tract for a total distance of 397.04 feet to a 1/2 inch iron rod found for the Northeast corner of a called 1.000 acre tract of land described in a deed dated March 17, 1976 from Darrel Kruger, et ux to Frankie J. Matura, et ux, recorded in Volume 343, Page 730, Washington County Deed Records, from which a 3/4 inch iron pipe found in the Northwest line of Lounge Road for the Southeast corner of said 1.000 acre tract, being the common Southwest corner of said 2.64 acre tract bears South 17° 48' 04" East, a distance of 228.42 feet;

THENCE South 72° 04' 56" West (called South 75° 00' West) with the Northerly line of said Matura 1.000 acre tract a distance of 188.90 feet (called 190.00') to a 1/2 inch iron pipe found for the Northwest corner of said Matura 1.000 acre tract;

THENCE South 17° 44' 16" East (called South 15° 00' East) with the Westerly line of said Matura 1.000 acre tract a distance of 228.84 feet (called 229.26') to a 1 inch iron pipe found in the Northwest line of Lounge Road for the Southwest corner of said Matura 1.000 acre tract;

THENCE South 72° 11' 35" West (called South 75° West) with the Northwest line of Lounge Road a distance of 48.19 feet to a 5/8 inch iron rod found for the Southeast corner of a called 1.000 acre tract of land described in a deed dated February 28, 2006 from Xtreme Challenge, Inc. to Robert Timothy McCulley, et ux, recorded in Volume 1194, Page 872, Washington County Official Records;

THENCE North 17° 42' 29" West (called North 15° 00' 00" West) with the Easterly line of said McCulley 1.000 acre tract a distance of 239.38 feet (called 239.34') to a 5/8 inch iron rod found for the Northeast corner of said McCulley 1.000 acre tract;

THENCE South 72° 19' 40" West (called South 75° 03' 58" West) with the Northerly line of McCulley 1.000 acre tract a distance of 182.00 feet (called 182.00') to a 5/8 inch iron rod found for the Northwest corner of said McCulley 1.000 acre tract;

THENCE South 17° 42' 41" East (called South 15° 00' 00" East) with the Westerly line of said McCulley 1.000 acre tract a distance of 239.20 feet (called 239.34') to a 5/8 inch iron rod found in the Northwest line of Lounge Road for the Southwest corner of said McCulley 1.000 acre tract;

THENCE South 72° 23' 18" West (called South 75° West) with the Northwest line of Lounge Road a distance of 198.15 feet to the **POINT OF BEGINNING**, containing 4.36 acres of land, more or less.

- Bearing Basis: Texas Lambert Grid, Texas Central Zone, NAD 83/2011 (EPOCH: 2010)
- All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.99997004.

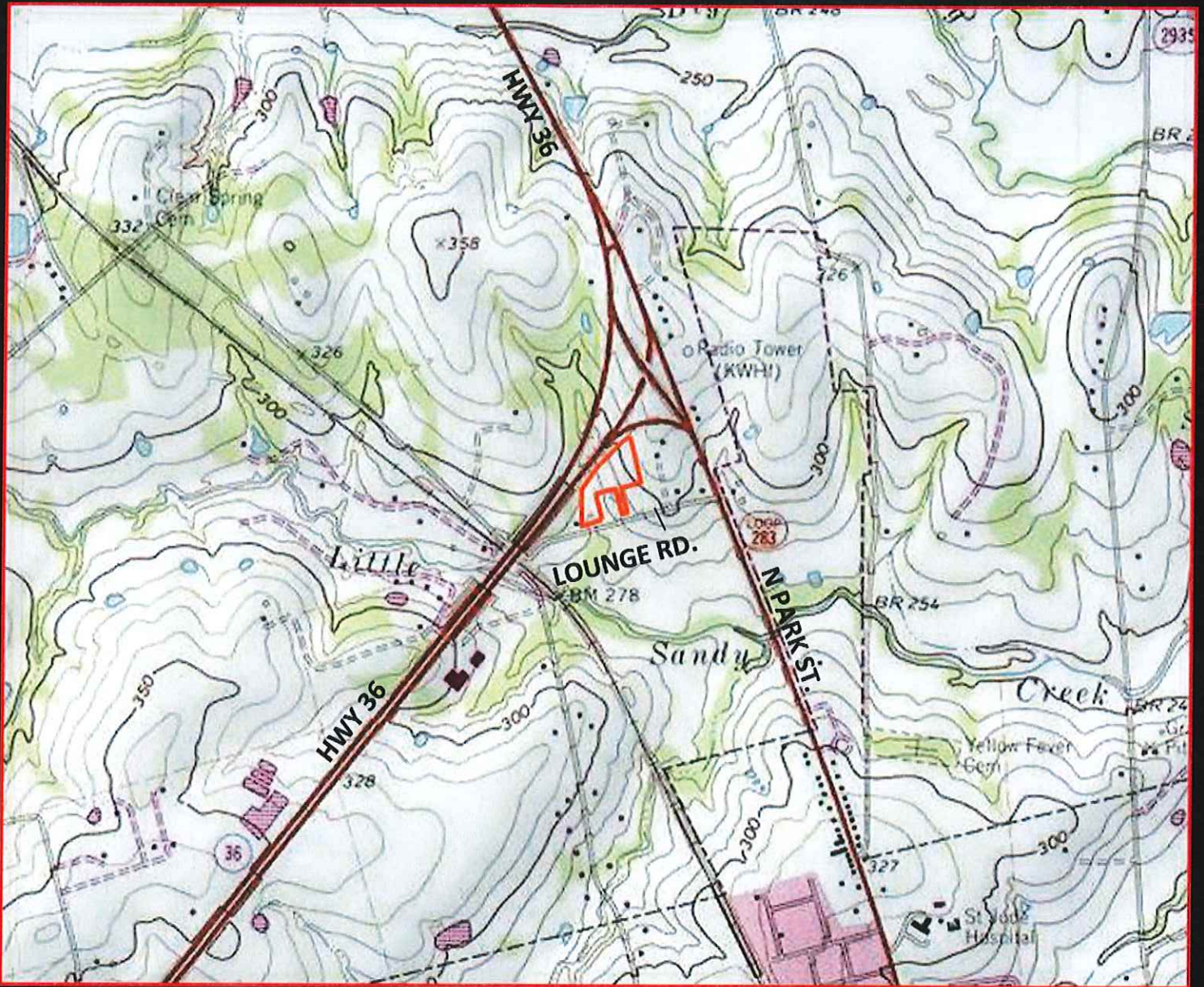
This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on March 3 – 4, 2015.

Matthew W. Loessin
Registered Professional Land Surveyor No. 5953
Project No. 2015020195
Word File: 2015020195_4.36_acre_m&b.docx
ACAD File: 2015020195.dwg

Date: 03/10/2015



Lounge Rd.



Orange area indicates 4.36 ACRE TRACT ZONED B1

Notes: The information shown is an estimate. This is not a professional survey plat and should be used for graphical information only. Acreage and measurements are subject to change and subject to survey.