

ISAAC LEE SURVEY  
A - 77

COMMENCE AT A 1/2 INCH STEEL ROD FOUND AT THE NORTHEAST CORNER OF THE ORIGINAL B & M LAND AND CATTLE COMPANY PARTNERSHIP 127.154 ACRE TRACT - (VOL. 1112, PG. 992 O.R.W.C.)

20,000 acres

B & M Land and Cattle Company Partnership to Fredrick S. Kutcher, et ux, - Vol. 1134, pg. 121 O.R.W.C.

PLACE OF BEGINNING

Called 52.392 acres  
Elizabeth Barnett Malone  
Vol. 846, pg. 131 O.R.W.C.

N 77 DEG. 31' 58" E 1,099.84 FT.

Lower Colorado River Authority  
Transmission line easement  
Vol. 359, pg. 593 D.R.W.C.

N 11 DEG. 54' 53" W 1,897.82 FT.

47.980 ACRES

(REC. call for course S 13 deg. 59' 19" E)

S 13 DEG. 59' 19" E 1,045.17 FT.

(rec. call for course S 14 deg. 16' 03" E)

S 14 DEG. 16' 03" E 779.93 FT.

Called 18.749 acres  
Patricia Barnett Sidwell  
Vol. 846, pg. 131 O.R.W.C.

1/2 inch steel rod set, brs.  
N 76 deg. 19' E 0.36 of one ft.

S. WOODWARD SURVEY  
A - 112

16.459 ac. B & M Land and  
Cattle Co. Partnership to  
Randy Winters - Vol. 1171,  
pg 31 O.R.W.C.

11.250 ac. B & M Land and  
Cattle Co. Partnership to  
Charles L. Johnson - Vol.  
1153, pg 104 O.R.W.C.

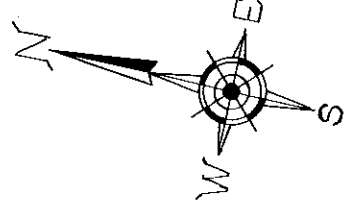
Formerly 11.465 ac. B & M  
Land and Cattle Co. Partnership  
Vol. 1112, pg. 992 O.R.W.C.

20,000 ac. Brian R. & Connie  
V. Jackson - Vol. 1152, pg 833  
O.R.W.C.

Called 16.18 ac.  
Wilbert & Lillie Mae Klehn  
Vol. 318, pg. 643 D.R.W.C.

Called 11.182 ac.  
Wilburn Klehn  
Vol. 318, pg. 639 D.R.W.C.

Residual land out of 160.97 ac.  
Patricia Barnett Sidwell  
Vol. 785, pg. 12 O.R.W.C.



Course and distance schedule  
(1) S 77 deg. 04' 05" W 724.07 ft.  
(2) S 78 deg. 01' 12" W 115.30 ft.  
(3) S 68 deg. 51' 09" W 192.44 ft.  
(4) S 38 deg. 18' 35" W 231.69 ft.  
(5) N 12 deg. 16' 56" W 57.60 ft.  
(6) N 25 deg. 25' 19" E 62.67 ft.

Map key:

○ 1/2 inch steel rod frd.

● 1/2 inch steel rod set

o cor. mkd. by reference

League line ————

L.C.R.A. Transmission Line ————

Electric single phase line ————

Electric Three phase line ————

O.R.W.C. = Official Records Washington Co.

D.R.W.C. = Deed Records Washington Co.

Note: All bearings shown hereon refer to the

bearings of record of the B & M Land and

Cattle Co. Partnership 127.154 acre tract

(Vol. 1112, pg. 992 O.R.W.C.), which

said record bearings refer to the Texas

Plane Coordinate System- Central Zone,

NAD 27.

Note: In addition to the map shown hereon, a  
land boundary description of the subject  
47.980 acre tract, marked Exhibit A, has  
been prepared and made a part hereof.

Note: The subject 47.980 acre tract, is a part of  
127.154 acres described in a Deed to B &  
M Land and Cattle Company Partnership,  
of record in Vol. 1112, pg. 992 O.R.W.C.

Note: The subject tract does not appear to be in  
Special Flood Zone A, according to U. S.  
Department of Housing and Urban Develop-  
ment, Washington County, Texas.  
Community - Panel No. 481188 0009 A,  
dated effective May 24, 1977.

Note: A certain easement and rights granted  
to Southwestern Bell Telephone Co. (Vol.  
129, pg. 404 W.C.D.R.) has been released  
by Southwestern Bell Telephone, L.P. in  
an instrument of record in Volume 1134,  
page 618 of the O.R.W.C.

Easements which apply to subject tract:

(a) An electric single phase service line, as here-  
on shown.  
(b) A Lower Colorado River Authority Transmission  
line easement conveyed to Lower Colorado  
River Authority, (Volume 359, page 593 D.R.  
W.C.), as hereon shown.

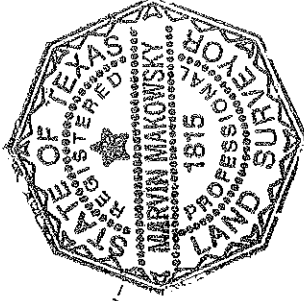
This is to certify that the map shown hereon, has  
been prepared from an on the ground survey, made  
by the undersigned, and that said survey  
substantially conforms to the standards of a Texas  
Society of Professional Surveyors, Category 1A,  
Condition IV Survey.

Date of signature,

December 20, 2005.

*Marvin Makowsky*

Marvin Makowsky  
Registered Professional Land Surveyor  
No. 1815  
316 Centennial Street \* P. O. Box 37  
Carmine, Texas 78932-0037  
Phone 979-278-3429 \* 979-542-0160  
MAP EXHIBIT B



Scale: in feet



SURVEY MAP

WASHINGTON COUNTY, TEXAS

JOB NO. 3267 MAP SHEET 1 OF 1

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1815  
316 CENTENNIAL STREET \* P. O. BOX 37  
CARMINE, TEXAS 76932-0037  
PHONE 979-278-3429 \* 979-542-0160 \* FAX 278-3282

## LAND BOUNDARY DESCRIPTION

EXHIBIT A, sheet 1 of 2

THENCE North 12 deg. 16' 56" West, along said road line and along the West line of said parent 127.154 acre tract, 57.60 feet to a 1/2 inch steel rod found at the South corner of the aforesaid Fredrick S. Kutcher 20.000 acre tract;

THENCE along the East line of the said Fredrick S. Kutcher 20.000 acre tract, departing from said Wonder Hill Road, as follows:

North 25 deg. 25' 19" East 62.67 feet to a 1/2 inch steel rod found, at an angle corner, and

North 11 deg. 54' 53" West 1,897.82 feet to a 1/2 inch steel rod set for the Northwest corner hereof, common with a re-entrant corner of said 20.000 acre tract;

THENCE North 77 deg. 31' 58" East, along an upper South line of the said Fredrick S. Kutcher 20.000 acre tract, for the North line of this tract, a distance of 1,099.84 feet to the PLACE OF BEGINNING and containing 47.980 acres of land.

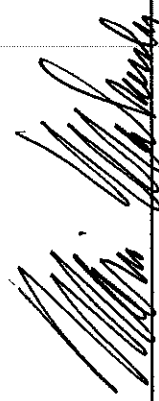
Note: All bearings recited herein refer to the bearings of record of the B & M Land and Cattle Company Partnership 127.154 acre tract, (Volume 1112, page 992 Official Records of Washington County, Texas), which said record bearings refer to the Texas Plane Coordinate System - Central Zone, NAD 27.

Note: In addition to the heretofore land boundary description, a map marked Map Exhibit B, has been prepared and made a part hereof.

Note: All 1/2 inch steel rod monuments found and set, are fitted with a 1 inch cap, marked R.P.L.S. 1815, except the 1/2 inch steel rod found, at the Northeast corner of the B & M Land and Cattle Company Partnership and the Place of Commencing of the heretofore description.

This is to certify that the heretofore land boundary description, has been prepared from an on the ground survey, made by the undersigned, and that said survey substantially conforms to the standards of a Texas Society of Professional Surveyors Category 1A, Condition IV Survey.

Date of signature, December 21, 2005.

  
Marvin Makowsky

Registered Professional Land Surveyor No. 1815

Job No. 3267-1

