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WASHINGTON COUNTY, TEXAS  
H. CHREISMAN LEAGUE, ABSTRACT NO. 24  
J.F. PERRY LEAGUE, ABSTRACT NO. 93

DESCRIPTION OF A 39.54 ACRE TRACT OF LAND OUT OF THE H. CHREISMAN LEAGUE, ABSTRACT NO. 24, AND THE J.F. PERRY LEAGUE, ABSTRACT NO. 93, WASHINGTON COUNTY, TEXAS AND BEING THE RESIDUE TRACT OF THAT CALLED 91-1/3 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED JANUARY 21, 1974 FROM SOPHIE KRAUSE TO CLARENCE H. NIEMEYER AND GLADYS NIEMEYER, RECORDED IN VOLUME 325, PAGE 767, OF THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 39.54 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8 inch iron rod set w/cap (Grid Coordinates = N 10081275.12 USft E 3528929.86 USft) in the centerline of Cedar Hill Road (also known as Gay Hill Road and called for in record deed) for the Southwest corner of a called 56.36 acre tract described in a deed to Leonard Buro, et ux, recorded in Volume 171, Page 270, Washington County Deed Records and being also the common Northwest corner of the herein described tract;

**THENCE** North 77° 57' 03" East (called North 80° East) with the Southerly line of the said 56.36 acre tract and at 20.45 feet passing a 5/8 inch iron rod set w/cap for reference approximately 1.5 feet East of a 8 inch fence corner post at the occupied Easterly line of Cedar Hill Road and continuing with the occupied and fenced line between the herein described tract and said 56.36 acre tract and at 967.67 feet passing a 24 inch pecan tree and continuing for a total distance of 1064.12 feet (called 1061.1') to a point in the centerline of Thomas Creek (sometimes called and known as Roberts Branch) for corner, being also in the common Southwest line of the residue tract of called 166.45 acres as described in Volume 308, Page 489, Washington County Deed Records;

**THENCE** with the centerline of said Thomas Creek, being the common line between the herein described tract, the said residue tract of called 166.45 acres and a called 56.118 acre tract described in a deed to Charles W. Machemehl, recorded in Volume 1261, Page 253, Washington County Official Records, the following:

- South 75° 08' 06" East a distance of 157.20 feet;
- South 66° 47' 18" East a distance of 159.16 feet;
- South 06° 32' 22" East a distance of 52.00 feet;
- South 38° 32' 22" East a distance of 158.00 feet;
- South 04° 48' 49" West a distance of 180.15 feet;
- South 28° 12' 41" West a distance of 158.91 feet;
- South 06° 47' 22" East a distance of 49.00 feet;
- South 26° 47' 22" East a distance of 59.00 feet;
- South 44° 37' 22" East a distance of 68.00 feet;
- South 04° 08' 22" East a distance of 15.00 feet;
- South 72° 22' 22" East a distance of 26.00 feet;
- North 60° 52' 38" East a distance of 32.00 feet;
- North 67° 27' 38" East a distance of 98.00 feet;
- North 83° 49' 38" East a distance of 83.00 feet;
- South 53° 46' 22" East a distance of 38.00 feet;
- South 06° 04' 38" West a distance of 142.00 feet;
- South 02° 32' 38" West a distance of 93.00 feet;
- South 23° 17' 38" West a distance of 151.00 feet;
- South 07° 13' 38" West a distance of 61.00 feet;

- South 41° 55' 22" East a distance of 145.04 feet to a point in said centerline for the Southeast corner of the herein described tract;

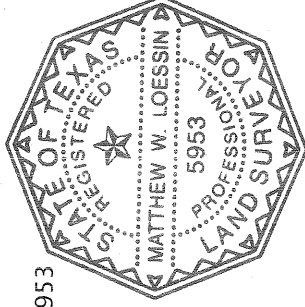
**THENCE** South 77° 17' 25" West (called South 80° West) with a projection of the occupied and fenced line between the herein described tract and a called 24-1/4 acre tract described in a deed to Otto Janner, Jr., et ux, recorded in Volume 323, Page 958, Washington County Official Records and at 33.44 feet a 5/8 inch iron rod set w/cap for reference in said occupied line and continuing with said occupied and fenced line and at 1169.54 feet passing a 5/8 inch iron rod set w/cap for reference approximately 1.5 feet East of an 8 inch fence corner post at the occupied Easterly line of Cedar Hill Road and continuing across said Cedar Hill Road a total distance of 1192.53 feet (called 1177.8') to a 5/8 inch iron rod set w/cap in the centerline of said Cedar Hill Road (as called for in record deed) for the Southwest corner of the herein described tract;

**THENCE** North 22° 16' 55" West (called North 20° West) with the centerline of said Cedar Hill Road as called for in record deed a distance of 1418.17 feet to the **POINT OF BEGINNING**, containing 39.54 acres of land, more or less, of which approximately 0.6 acre being within the occupied limits of Cedar Hill Road.

- Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/CORS 96 (EPOCH: 2002.0)
- All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.99995163
- 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 "Frank Surveying Co - RPLS 5953".

This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on August 18, 2010.

Matthew W. Loessin  
Registered Professional Land Surveyor No. 5953  
Frank Surveying Co., Inc.  
Project No. 1008194  
Word File: 1008194 - 39.54 acre m & b.docx  
ACAD File: 1008194.dwg



Date: 09/02/2010