

1/2" STEEL ROD SET ON COR.
BELOW GROUND 2 1/2" SPACE FROM
WHICH A 1/2" STEEL ROD SET
BRS. 58606" W. 802 FT. AND
1/2" STEEL ROD SET BRS.
N89-37'48"E. 48.51 FT.

1000 AC.
ROLAND RICKY ROSS,
ET UX
VOL. 455, PG.
500 D.R.W.C.

TRACT 1
RESIDUAL 24 AC.,
MORE OR LESS
R.R. ROSS & LAVERNE
ROSS
VOL. 225, PG. 388
D.R.W.C.

TRACT 2
25 AC. MORE OR LESS
R.R. ROSS & LAVERNE
ROSS
VOL. 225, PG. 388
D.R.W.C.

67.363 ACRES
OF WHICH 0.371 AC.
IS IN STERN ROAD,
3.598 AC. ARE IN
AUSTIN COUNTY &
63.765 AC. ARE IN
WASHINGTON COUNTY

CALLED 86.35 AC.
RAYMOND J. WERTH
VOL. 149, PG. 270
D.R.W.C.

STERN ROAD (COUNTY MAINTAINED)
N89-05'7"E 1494.96 FT.
(REC. N89'E 537.7 VRS)

TEXAS SOUTHEASTERN GAS CO EASE
VOL. 24, PG. 445 D.R.W.C.

1/2" STEEL ROD SET FITTED WITH
3/4" PLASTIC CAP FROM WHICH
A 1/2" STEEL ROD FND. BRS.
S42'3"E 0.56 FT.

APPROXIMATE ZONE A

195.347 AC.
GEOFFREY D. ROBERTS,
JR.
VOL. 919, PG. 165 O.R.W.C.

**SANFORD
WOODWARD LGE
A-112**

S10°56'32"E 1863.87 FT. (REC. ROBERTS S10°56'32"E)

AT S10°56'32"E 1780.7 FT.
PASS COUNTY LINE

WASHINGTON COUNTY
AUSTIN COUNTY
P.O.B. FROM WHICH THE S.E. COR. OF
THE WOODWARD LGE. BRS. N80°51'49"E
5,580.16 FT.

CALLLED 90-1/2 AC.
GEO. WM. WEHRUNG
VOL. 160, PG. 161 D.R.A.C.

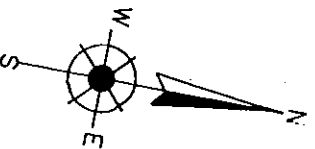
N9°49'17"W 2062.02 FT. (REC. N9W 742.7 VRS)

WONDER HILL ROAD

AT S80°23'43"W
1/414.00 FT. PASS
1/2" STEEL ROD
SET FOR REF.

CALLLED 0.86 AC. TR. 1
GEO. WM. WEHRUNG
VOL. 160, PG. 161 D.R.A.C.

S80°28'09"W 154.24 FT. (REC. S80°30'W 547.2 VRS)



**C.R. PERRY SURVEY
A-275 AUSTIN COUNTY**

MAP KEY:
1/2 INCH STEEL ROD SET
CORNER MARKED BY REFERENCE O
FENCED LINE
LEAGUE LINE
SINGLE PHASE ELECTRIC SERVICE LINE
COUNTY LINE
CREEK CHANNEL

SPECIAL FLOOD ZONE AREA A
ACCORDING TO U.S. DEPT. OF
HOUSING AND URBAN DEVELOPMENT
COMMUNITY PANEL 481188 0009 A

NOTE: ALL BEARINGS SHOWN HEREON REFER TO THE RECORD
BEARING ALONG THE WEST LINE OF THE GEOFFREY D.
ROBERTS, JR., 195.347 ACRE TRACT, (VOLUME 919, PAGE
165 OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE
OF RECORD.

NOTE: IN ADDITION TO THE MAP SHOWN HEREON, A LAND
BOUNDARY DESCRIPTION, MARKED EXHIBIT A AND
ASSIGNED JOB NO. 3216, HAS BEEN PREPARED AND MADE
A PART HEREOF.

NOTE: A PORTION OF THE SUBJECT TRACT, SHOWN SHADED, IS
LOCATED IN SPECIAL FLOOD HAZARD AREA ZONE A, AS
PER U. S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT, WASHINGTON COUNTY, TEXAS.
COMMUNITY PANEL NO. 481188 0009 A, DATED EFFECTIVE
MAY 24, 1977.

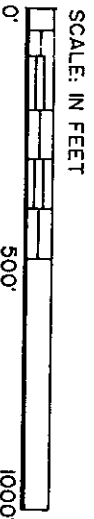
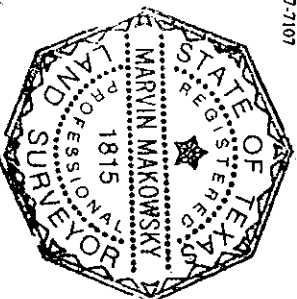
ADDRESS: 6211 WONDER HILL ROAD, CHAPPEL HILL, TEXAS 77426

THE SUBJECT TRACT IS DESCRIBED AS 67.34 ACRES IN A DEED FROM
ERNEST WEHRUNG, ET UX, TO JOHNNIE WESSINGER, DATED AUGUST
10, 1951, OF RECORD IN VOLUME 181, PAGE 222-224 OF DEED RECORDS
OF WASHINGTON COUNTY, TEXAS.

- EASEMENTS AND CONDITIONS WHICH APPLY
- (1) AN EASEMENT AND RIGHT OF WAY GRANT, 50 FEET IN WIDTH,
FROM JOHNNIE WESSINGER, ET UX, TO TEXAS SOUTHEASTERN
GAS COMPANY, DATED OCTOBER 1, 1957, OF RECORD IN VOL.
214, PAGE 445 OF THE DEED RECORDS OF WASHINGTON COUNTY.
 - (2) SINGLE PHASE ELECTRIC SERVICE LINES, AS HEREON SHOWN,
AN AREA OF 0.371 OF ONE ACRE OF LAND, WHICH IS LOCATED
IN STERN ROAD.

TO: GEOFFREY D. ROBERTS, JR.
AND BRENHAM ABSTRACT COMPANY
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 CATEGORY 1B, CONDITION IV SURVEY.
DATE OF SIGNATURE, OCTOBER 23, 2002

MARVIN MAKOWSKY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1815
302 CENTENNIAL STREET • P. O. BOX 37
CARMINE, TEXAS 78912-2007
PHONE 979-278-3429 • 979-542-0160 • 979-567-7107



SURVEY MAP
WASHINGTON & AUSTIN COUNTIES, TEXAS
JOB NO. 3216 MAP SHEET 1 OF 1