

# **SURVEY PLAT OF**

30.881 ACRES OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE ISAAC LEE SURVEY, A-77, BEING ALL OF THE SAME LAND DESCRIBED AS 23.576 ACRES IN A DEED FROM 632 PARTNERSHIP TO WM. L. PENNYBACKER, ET UX, DATED AUGUST 14, 1994, RECORDED IN VOLUME 483, PAGE 112, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND A PORTION OF THE SAME LAND DESCRIBED AS 20.294 ACRES IN A DEED FROM 632 PARTNERSHIP TO WM. L. PENNYBACKER, ET UX, DATED OCTOBER 20, 1988, RECORDED IN VOLUME 593, PAGE 270, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

## **ISAAC LEE SURVEY, A-77** WASHINGTON COUNTY, TEXAS

BOB RANCHES, LLC  
CALLED 15.5 ACRES  
587/786

WM. L. PENNYBACKER  
RESIDUE OF  
CALLED 23.576 ACRES  
587/776

EDWARD H. KIRKMAN JR.  
CALLED 11.7 ACRES  
146/201

JACK F. CHURCH  
CALLED 15.614 ACRES  
597/776

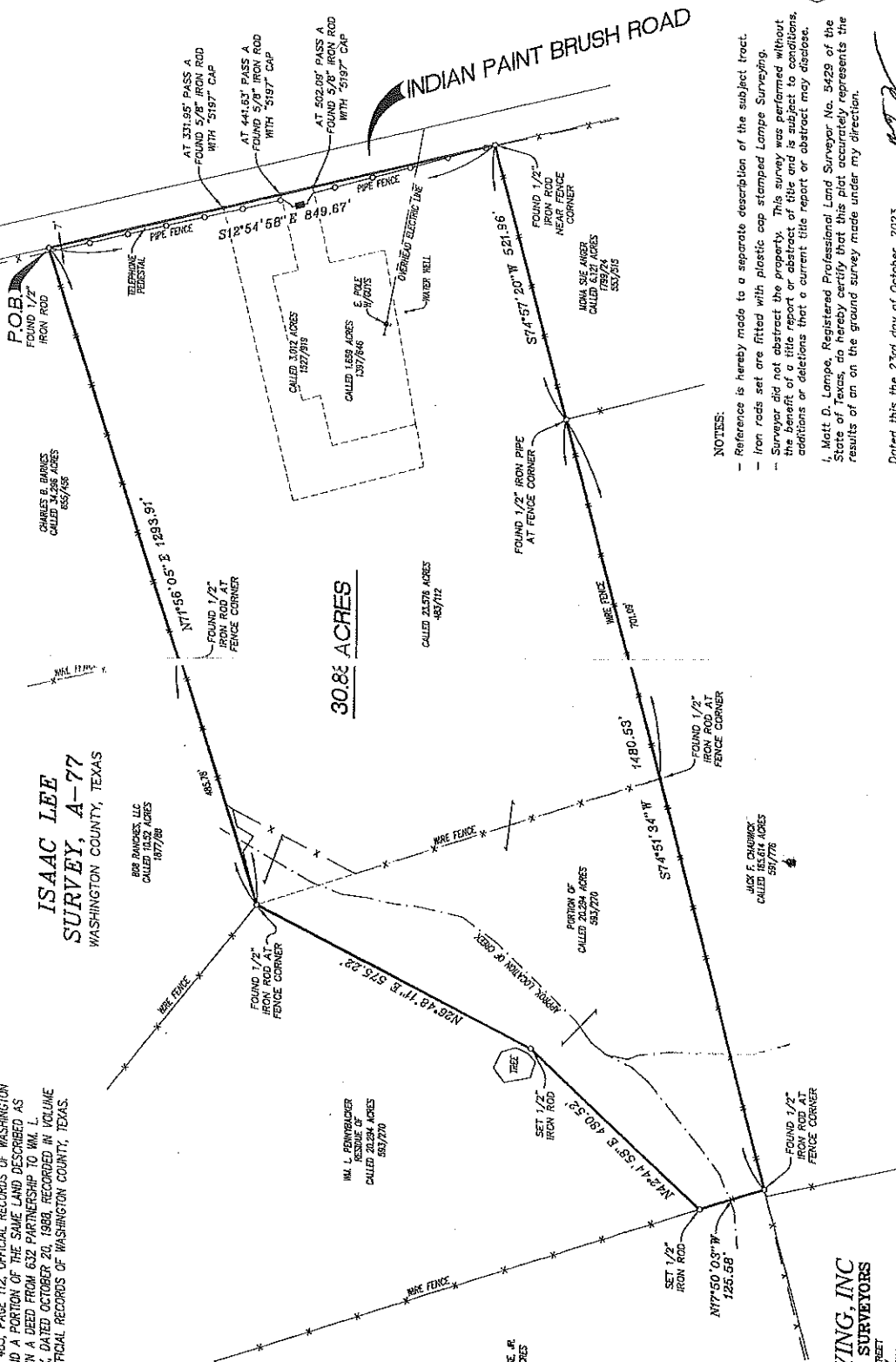
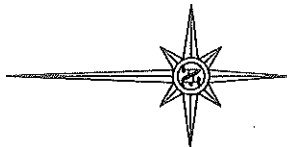
**LAMPE SURVEYING, INC**  
PROFESSIONAL LAND SURVEYORS

1408 WEST MAIN STREET  
BROCKMAN, TEXAS 77834  
TEL: 719.435.7777  
TEXAS LICENSED SURVEYING FIRM NO. 10040700  
W.O. 4024 402452.DWG 4024PENNYBACKER.CCG

200 0 200 400 600

GRAPHIC SCALE - FEET

Bearings and Distances are based on the Texas Coordinate System of 1983-Central Zone as obtained by GPS observations.

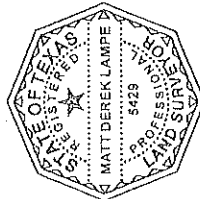


### **NOTES:**

- Reference is hereby made to a separate description of the subject tract.
- Iron rods set are fitted with plastic cap stamped Lampe Surveying.
- Surveyor did not abstract the property. This survey was performed without the benefit of a title report or abstract of title and is subject to conditions, additions or deletions that a current title report or abstract may disclose.
- I, Matt D. Lampe, Registered Professional Land Surveyor No. 5429 of the State of Texas, do hereby certify that this plat accurately represents the results of an on the ground survey made under my direction.

Dated this the 23rd day of October, 2023.

Matt D. Lampe  
P.L.S. No. 5429  
Lampe Surveying, Inc.



LAMPE SURVEYING, INC  
PROFESSIONAL LAND SURVEYORS  
Texas Licensed Surveying Firm No. 10040700  
P. O. Box 2037 - 1408 West Main Street  
Brenham, Texas 77834-2037  
(979) 836-6677

4024-23

THE STATE OF TEXAS

SURVEYOR'S DESCRIPTION

PENNYBACKER ESTATE

COUNTY OF WASHINGTON

30.881 ACRES

All that certain tract or parcel of land, lying and being situated in Washington County, Texas in the Isaac Lee Survey, A-77, being all of the same land described as 23.576 acres in a deed from 632 Partnership to Wm. L. Pennybacker, et ux, dated August 14, 1984, recorded in Volume 483, Page 112, Official Records of Washington County, Texas and a portion of the same land described as 20.294 acres in a deed from 632 Partnership to Wm. L. Pennybacker, et ux, dated October 20, 1988, recorded in Volume 593, Page 270, Official Records of Washington County, Texas (593/270, O.R.W.C.,Tx.), and being more fully described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2" iron rod found on the west margin of Indian Paint Brush Road 7 feet east of a fence corner for the northeast corner hereof and of said original 23.576 acre tract, being the southeast corner of a Charles B. Barnes tract called 34.296 acres (655/456, O.R.W.C.,Tx.);

THENCE along the west margin of Indian Paint Brush Road, South 12 degrees 54 minutes 58 seconds East, 849.67 feet to 1/2" iron rod found near a fence corner for the southeast corner hereof, common with the northeast corner of a Mona Sue Anger tract called 6.121 acres (1799/24 & 553/515, O.R.W.C.,Tx.);

THENCE departing from said road margin and along south lines hereof, as follows:

South 74 degrees 57 minutes 20 seconds West, 521.96 feet to 1/2" iron pipe found at a fence corner for the northwest corner of said Anger tract, common with the northeast corner of a Jack F. Chadwick tract called 165.614 acres (591/776, O.R.W.C.,Tx.); and

South 74 degrees 51 minutes 34 seconds West, at 701.09 feet pass a 1/2" iron rod found at a fence corner for the southwest corner of said original 23.576 acre tract, common with the southeast corner of said original 20.294 acre tract and continuing for a total distance of 1480.53 feet to a 1/2" iron rod found at a fence corner for the southwest corner hereof and of said original 20.294 acre tract, common with the southeast corner of an Edward H. Krause, Jr. tract called 13.77 acres (1465/301, O.R.W.C.,Tx.), being in the north line of said Chadwick tract;

THENCE along the west line of said original 20.294 acre tract, common with a portion of the east line of said Krause tract, North 17 degrees 50 minutes 03 seconds West, 125.58 feet to a 1/2" iron rod set in said common line for the lower northwest corner hereof;

THENCE through said original 20.294 acre tract and along northwesterly lines hereof, as follows:

North 42 degrees 44 minutes 58 seconds East, 430.52 feet to a 1/2" iron rod set; and

North 26 degrees 48 minutes 11 seconds East, 575.22 feet to a 1/2" iron rod found at a fence corner for the northwest corner hereof and of said original 23.576 acre tract and for an exterior corner of said original 20.294 acre tract, being the south corner of an 808 Ranches, LLC tract called 10.52 acres (1877/88, O.R.W.C.,Tx.);

THENCE along the north line hereof, North 71 degrees 56 minutes 05 seconds East, at 485.78 feet pass a 1/2" iron rod found at a fence corner for the southeast corner of said 808 Ranches, LLC tract, common with the southwest corner of said Barnes tract and continuing for a total distance of 1293.91 feet to the PLACE OF BEGINNING and containing 30.881 Acres of land, more or less.

Reference is hereby made to a separate plat of the subject tract.

Iron rods set are fitted with plastic cap stamped Lampe Surveying.

Bearings and distances are based on the Texas Coordinate System of 1983-Central Zone as obtained by GPS observations.

I, Matt D. Lampe, Registered Professional Land Surveyor No. 5429 of the State of Texas, do hereby certify that this description accurately represents the results of an on the ground survey made under my direction.