



Boundary

Google

Map data ©2020 Imagery ©2020, Houston-Galveston Area Council, Maxar Technologies, USDA Farm Service Agency



Map key:

- 1/2 inch steel rod found
- 1/2 inch steel rod set
- ✱ corner marked by reference
- Fenced line ———— x ———— x ———— x ———— x ————
- Single phase electric service line ———— | ———— | ———— | ———— | ————

Note: All bearings shown hereon refer to the Texas Plane Coordinate System - Central Zone, NAD 27, determined from the Prairie Hill Triangulation Station. All distances shown refer to ground surface.

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

Note: All 1/2 inch steel rod monuments set by the undersigned have been marked with 1 inch plastic caps, marked R.P.L.S. 1815.

Note: The subject tract is not located in Special Flood Zone A, according to U. S. Housing and Urban Development, Washington County, Texas, Community Panel, No. 481188 0006 A, dated effective May 24, 1977.

Site address: 3915 Schlottmann Road
Brenham, Texas 77833

Easements which apply to the subject tract:

- (1) An easement executed by Chester J. Flynn, M.D. and Rosemary Flynn to Northeast Washington County Water Supply Corporation, January 11, 1980, of record in Volume 411, page 861 of the Deed Records of Washington County.
- (2) Bluebonnet Electric Cooperative, Inc. single phase service lines, as 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 1B, Condition IV Survey.

Date of signature, September 12, 2006

Marvin Makowsky

Marvin Makowsky
Registered Professional Land Surveyor No. 1815
316 Centennial Street * P. O. Box 37
Cameron, Texas 76832-0037
Phone 979-276-3429 * 979-542-0150
Map Exhibit B



called 310 acres
Fred Smith
Vol. 365, pg. 727
O.R.W.C.

Residual land out-of-the
Chester John Flynn &
Rosemary Davidson Flynn
Vol. 330, pg. 774-779
D.R.W.C.

100.00 acres of land

Seller: Dr. Chester John Flynn
& Rosemary Davidson Flynn

Buyer: Kerry Lynch & Mary Lynch

N 59 deg. 38' 12" E 453.83 ft.

S 47 deg. 48' 45" E 1,928.03 ft.

N 26 deg. 44' 00" W 3,045.31 ft.

S 21 deg. 15' 47" E 1,537.79 ft.

N 24 deg. 41' 46" E 164.60 ft.

N 55 deg. 27' 00" W 502.15 ft.

N 1 deg. 45' 46" E 380.35 ft.

S 87 deg. 18' 67" W 733.27 ft.

S 87 deg. 07' 08" W 742.46 ft.

S 53 deg. 37' 20" E 1,182.74 ft.

S 42 deg. 57' 40.45 of min. ft.

S 30 deg. 59' 54" W 426.75 ft.

Schlottmann Road
(county maintained)

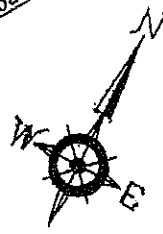
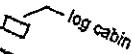
Old Independence Road
(county maintained)

101.04 ac.
Herbert Schlottmann
Vol. 287, pg. 579
O.R.W.C.

Victor C. Spinn
Vol. 349, pg. 505
O.R.W.C.

49.06 ac.
Erna Schlottmann
Janczak
Vol. 287, pg. 586
D.R.W.C.

Place of Beginning
at the Southeast corner of the
parent Chester John Flynn, et ux
303.946 acres, (Vol. 330, pg. 77
D.R.W.C.



MARVIN MAKOWSKY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1815
316 CENTENNIAL STREET * P.O. BOX 37
CARMINE, TEXAS 78932-0037
PHONE 979-276-3429 * 979-542-0160 * FAX 278-3282

STATE OF TEXAS)

COUNTY OF WASHINGTON)

LAND BOUNDARY DESCRIPTION

Being 100.00 acres of land, lying and being situated in Washington County, Texas, out of the S. F. Austin League, Abstract 8, and being a part of 303,946 acres described in a Deed from David R. Scott, Trustee, to Chester John Flynn, Jr., and Rosemary Davidson Flynn, dated August 29, 1974, of record in Volume 330, page 774 - 779 of the Deed Records of Washington County, and being more fully described by metes and bounds as follows:

BEGINNING at a ½ inch steel rod found at the Southeast corner of the said Flynn 303.946 acre tract, for the Southeast corner of this tract, located where the North line of county maintained Schlottmann Road intersects the Northwest line of county maintained Old Independence Road;

THENCE along the North line of said Schlottmann Road and the South line of said Flynn 303.946 acre tract, as follows:

South 87 deg. 07' 08" West 742.46 feet, to a ½ inch steel rod found, and

South 87 deg. 18' 57" West 733.27 feet, to a ½ inch steel rod set in said line for the Southwest corner hereof;

THENCE departing from said Schlottmann Road, and severing said Flynn parent 303.946 acre tract, as follows:

North 01 deg. 45' 46" East 380.35 feet, to a ½ inch steel rod set, for a re-entrant angle corner hereof,

North 55 deg. 27' 00" West 502.15 feet, to a ½ inch steel rod set for a lower West corner hereof,

North 24 deg. 41' 46" East 164.60 feet, to a ½ inch steel rod set for a re-entrant angle corner hereof,

North 26 deg. 44' 00" West 3,045.31 feet, to a ½ inch steel rod set for the West corner hereof, and

North 59 deg. 36' 12" East 453.83 feet, to a ½ inch steel rod found for the North corner hereof, located in the Northeast line of said Flynn 303.946 acre tract and being in the Southwest line of the Fred Smith called 310 acres, (Volume 365, page 727 Official Records);

THENCE along the Northeast line of said Flynn 303.946 acre tract and the Southwest line of said Smith 310 acre parcel, as follows:

South 47 deg. 46' 45" East 1,928.03 feet, to a ½ inch steel rod set, at an angle corner, and

South 21 deg. 15' 47" East 1,537.73 feet, to a re-entrant angle corner of said 303.946 acre tract and an angle corner of said Smith tract, from which a ½ inch steel rod found at the West base of a fence corner post, bears South 42 deg. 37' West 0.43 of one foot;

THENCE continuing with the Northeast line of said Flynn 303.946 acre tract, and the fenced Southwest line of said Smith 310 acre tract, *South 59 deg. 37' 20" East 1,182.14 feet, to the most Southerly East corner of said Flynn 303.946 acre tract and the East corner hereof, located in the fenced Northwest line of aforesaid Old Independence Road, from which a ½ inch steel rod found on the East base of a large fence corner post, bears North 59 deg. 37' 20" West 0.23 of one foot;*

THENCE along the fenced Northwest line of Old Independence Road and along the Southeast line of said Flynn 303.946 acre tract, *South 30 deg. 59' 54" West 426.75 feet, to the PLACE OF BEGINNING* and containing 100.00 acres of land.

EXHIBIT A, sheet 1 of 2.

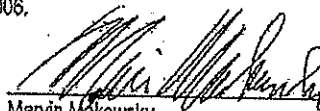
Note: All bearings recited herein refer to the Texas Plane Coordinate System-Central Zone, NAD 27, as determined from the Prairie Hill Triangulation Station. Distances recited refer to ground surface.

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

Note: All 1/4 inch steel rod monuments, set by the undersigned, have been marked with 1 inch plastic caps, marked R.P.L.S. 1815.

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 1B, Condition IV Survey.

Date of signature, September 12, 2006.



Marvin Makowsky
Registered Professional Land Surveyor No. 1815

Job No. 2000 - 1



RELEASE OF DEED RESTRICTION

6406

THIS RELEASE is made this 7th day of September 2018, between CHESTER JOHN FLYNN, JR. acting herein by and through his attorney-in-fact, ROSEMARY DAVIDSON FLYNN, thereunto duly authorized, and ROSEMARY DAVIDSON FLYNN, and KERRY G. LYNCH and MARY C. LYNCH.

WHEREAS, by Correction Warranty Deed dated December 6, 2006, Chester John Flynn, Jr. and Rosemary Davidson Flynn imposed certain deed restrictions upon and to the property described as:

All that certain tract or parcel of land, being 100.00 acres out of the S. F. Austin Survey, A-8, in Washington County, Texas, and being more fully described in Exhibit "A" attached hereto, to which reference is made for more complete description thereof.

WHEREAS, this Correction Warranty Deed Section 8. prohibits tracts less than 20 acres in size to be sold from the subject property.

WHEREAS, the current property owners are no longer requiring said Section 8 of the Correction Warranty Deed to serve the purpose for which it was imposed upon the following portion of said tract:

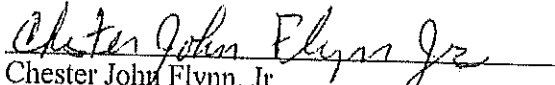
The corner of Old Independence Road and Schlottman Road where the Kerry G. Lynch and Mary C. Lynch currently reside, best described as more than 10 acres, but less than 20 acres; and,

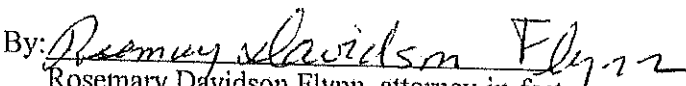
WHEREAS, Kerry G. Lynch and Mary C. Lynch have requested the release of the Correction Warranty Deed on said property as to Section 8 only on the corner of Old Independence Road and Schlottman Road where the Kerry G. Lynch and Mary C. Lynch currently reside, best described as more than 10 acres, but less than 20 acres.

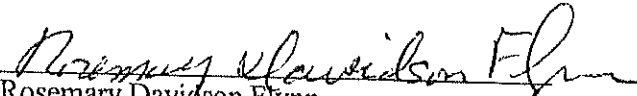
NOW, THEREFORE the undersigned do hereby release said property:

from Section 8 recorded in a Correction Warranty Deed dated December 6, 2006 and any prior deeds and recorded in Volume 1227, Page a711, Official Records, Washington County, Texas.

IN WITNESS WHEREOF, the undersigned have executed this Release this 7th day of September, 2018.


Chester John Flynn, Jr.

By: 
Rosemary Davidson Flynn, attorney-in-fact

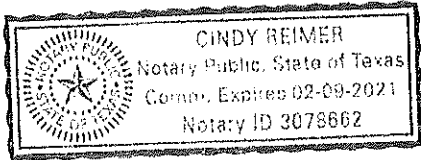

Rosemary Davidson Flynn

Kerry G. Lynch
Kerry G. Lynch

Mary C. Lynch
Mary C. Lynch

THE STATE OF TEXAS,)
)
COUNTY OF WASHINGTON.)

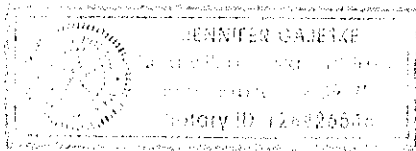
This instrument was acknowledged before me on this the 12th day of September, 2018, by CHESTER JOHN FLYNN, JR. and ROSEMARY DAVIDSON FLYNN.



Cindy Reimer
Notary Public, State of Texas.

THE STATE OF TEXAS,)
)
COUNTY OF WASHINGTON.)

This instrument was acknowledged before me on this the 7th day of September, 2018, by KERRY G. LYNCH and MARY C. LYNCH.



Jennifer Gayle
Notary Public, State of Texas.

After recording return to:

Lacina & Kenjura, P.C.
P.O. Box 557
Brenham, Texas 77834-0557

Restrictions

All that certain tract or parcel of land, being 100.00 acres out of the S. F. Austin Survey, A-8, in Washington County, Texas, and being more fully described in Exhibit "A" attached hereto, to which reference is made for more complete description thereof.

The above property is SUBJECT TO the following:

1. Easement granted to Northeast Washington County Water Supply Corporation by Chester J. Flynn, M.D. and Rosemary D. Flynn in instrument dated January 11, 1980, and recorded in Volume 411, Page 861 of the Deed Records of Washington County, Texas.
2. Gift Royalty Deed dated July 22, 1980, recorded in Volume 397, Page 752 of the Deed Records of Washington County, Texas.
3. Stipulation of Interest dated December 13, 1995, recorded in Volume 809, Page 615 of the Official Records of Washington County, Texas.
4. Electric lines as shown on preliminary plat prepared by Marvin Makowsky R.P.L.S.
5. No gas sale permitted on the subject property.
6. No chicken, hog or turkey farms permitted on the subject property.
7. No mobile homes or mobile home parks permitted on the subject property.

(See "8" below)



VOL. 1227 PAGE 711

8. No tracts less than 20 acres in size to be sold from the subject property.