


Nixon Lake Rd - 5 ac Tracts
Texas, AC +/-



Boundary

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Texas, AC +/-



 Boundary

Lindi Camaron Team

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<http://indicamaronteam.buybrenham.com/>

601 Medical Court



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

I ▢ Boundary 10.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
32	Frelsburg clay, 3 to 5 percent slopes	0.1	0.83	3e
56	Renish clay loam, 1 to 5 percent slopes	5.1	50.9	4s
27	Cuero sandy clay loam, 1 to 3 percent slopes	4.8	48.1	2e
6	Bleiberville clay, 1 to 3 percent slopes	0.0	0.17	3e
TOTALS		10.0	100%	3.03

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

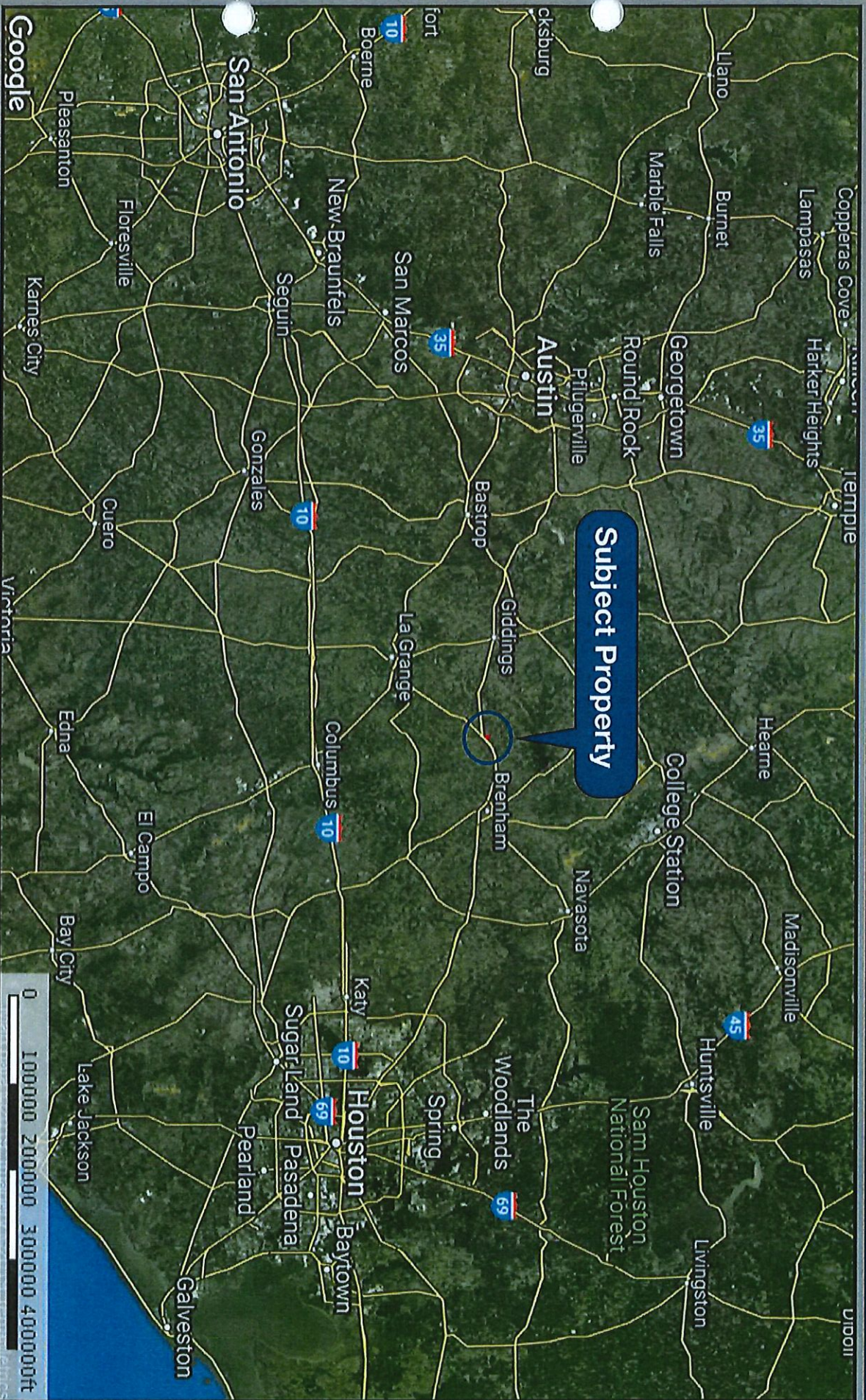
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

5 Acres / Nixon Lake Road, Burton, Tx 77835



COLDWELL BANKER
Properties Unlimited

Blakey Land Surveying
Burton, Texas 77835-5794
Telephone/Fax 979-289-3900

EARL HENRY HAIGHT TRUST
TRACT B - 5.00 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 5.00 acres, situated in Washington County, Texas, being out of the Samuel Hinch Survey, Abstract No. 60, and being a portion of a called 27.619 acre tract described in that deed dated December 21, 2015, from Early Henry Haight, et al, Successor Co-Trustees of the Evelyn Haight Family Trust, U/A May 1, 1995 to Earl Henry Haight, Trustee for the Earl Henry Haight Trust, recorded in Volume 1530, Page 0495, Official Records of Washington County, Texas, said 5.00 acre tract being more particularly described as follows:

BEGINNING at found ½ inch iron rod, lying in the Northeast margin of Nixon Lake Road (public right-of-way), marking the West corner of the Dean Roy Haight and Dave Ray Haight Trust called 43.381 acre tract (Volume 1530, Page 0492, Official Records of Washington County, Texas), marking the South corner of the original called 27.619 acre tract (hereafter referred to as "original tract"), and marking the South corner of the herein described tract;

THENCE along the Northwest margin of said road, with a portion of the Southwest line of the original tract, N 44deg 52min 19sec W, 269.41 ft., to a ½ inch iron rod, set for corner, marking the South corner of a 5.00 acre tract (surveyed this date, designated Tract A), and marking the West corner of the herein described tract;

THENCE departing said road margin, with the Southeast line of Tract A, with the Northwest line of the herein described tract, severing the original tract, N 45deg 38min 58sec E, 808.30 ft., to a ½ inch iron rod, set for corner, marking the East corner of said Tract A, and marking the North corner of the herein described tract;

THENCE with the Northeast line of the herein described tract, S 45deg 00min 00sec E, 269.42 ft., to a ½ inch iron rod, set for corner, lying in the Southeast line of the original tract, also lying in the Northwest line of the aforementioned Dean Roy Haight and Dave Ray Haight Trust called 43.381 acre tract, and marking the East corner of the herein described tract;

THENCE with a portion of the Southeast line of the original tract, S 45deg 38min 58sec W, 808.90 ft., to the **PLACE OF BEGINNING** and containing 5.00 acres of land.

September 25, 2020
W.O.#2020-3054



Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Plan prepared and made a part of this description.



cm = partial monument

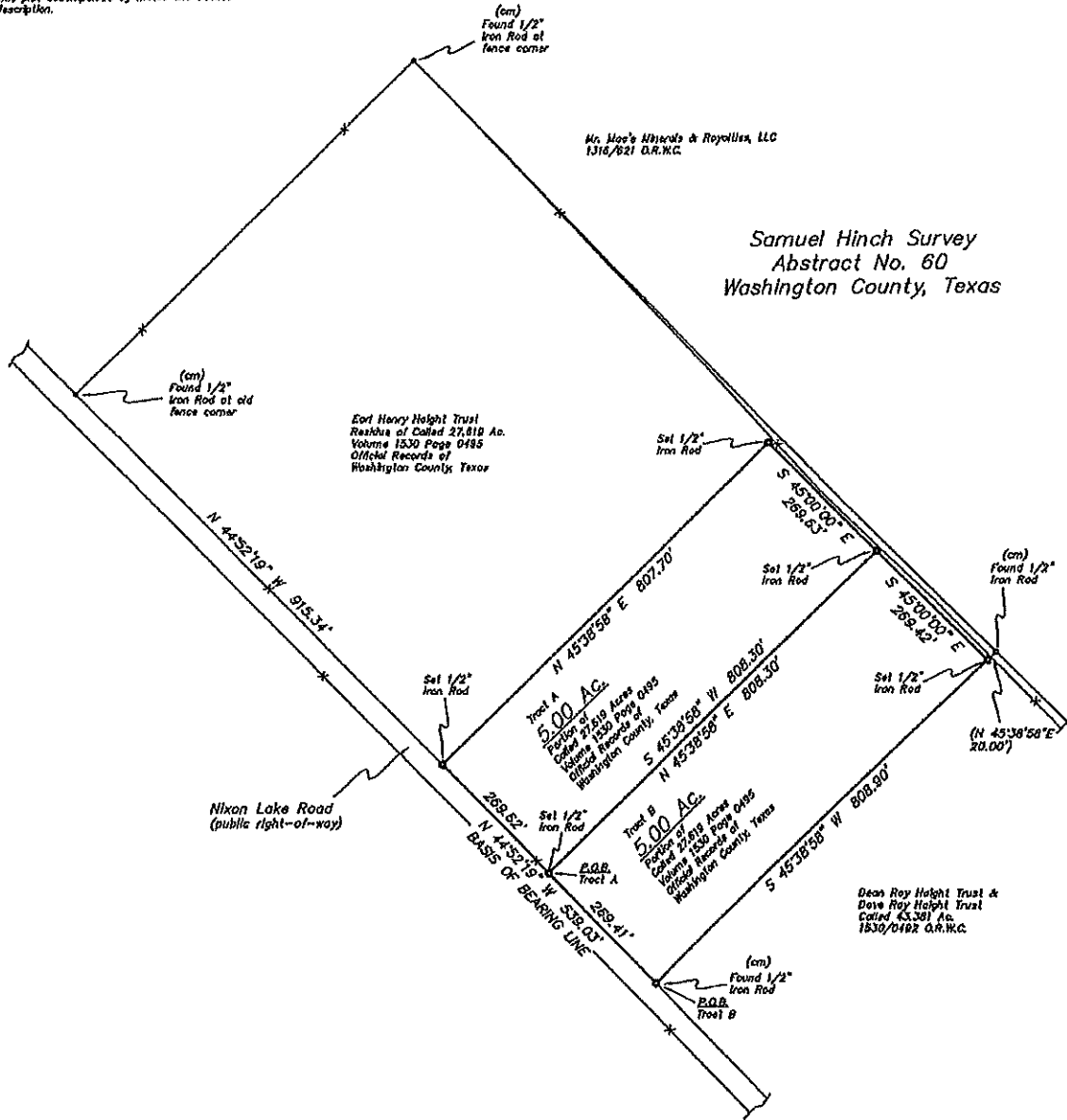
Bearings shown hereon are based on the record bearing for the Southwest line of the original called 27,818 acre tract, recorded in Volume 1534, Page 0485 of the Official Records of Washington County, Texas.

The subject tracts shown hereon do not fit within the Special Flood Hazard Boundary according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0250C & Map Number 48477C0275C, effective date August 16, 2011.

The tracts shown hereon may be subject to the easement granted to Texas Power & Light Company, recorded in 88/68 D.R.N.C.

This plot accompanied by notes and bounds description.

Scale 1" = 200'



To: Earl Henry Haight, Trustee of the Earl Henry Haight Trust, Clayton Shumate and Julie Shumate, Bank of Brenham, N.A., and Batts Title Company, GF No. WA-20-406.

MORTGAGEE: BANK OF BRENHAM, N.A.
MORTGAGOR: CLAYTON SHUMATE
JULIE SHUMATE

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on September 25, 2020, on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights-of-way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.



 Michael J. Blakey
 Registered Professional Land Surveyor No. 5935

W.O.#2020-3054

Earl Henry Haight Trust

Blakey Land Surveying

RPLS 4052 RPLS 5936

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