

WASHINGTON COUNTY, TEXAS

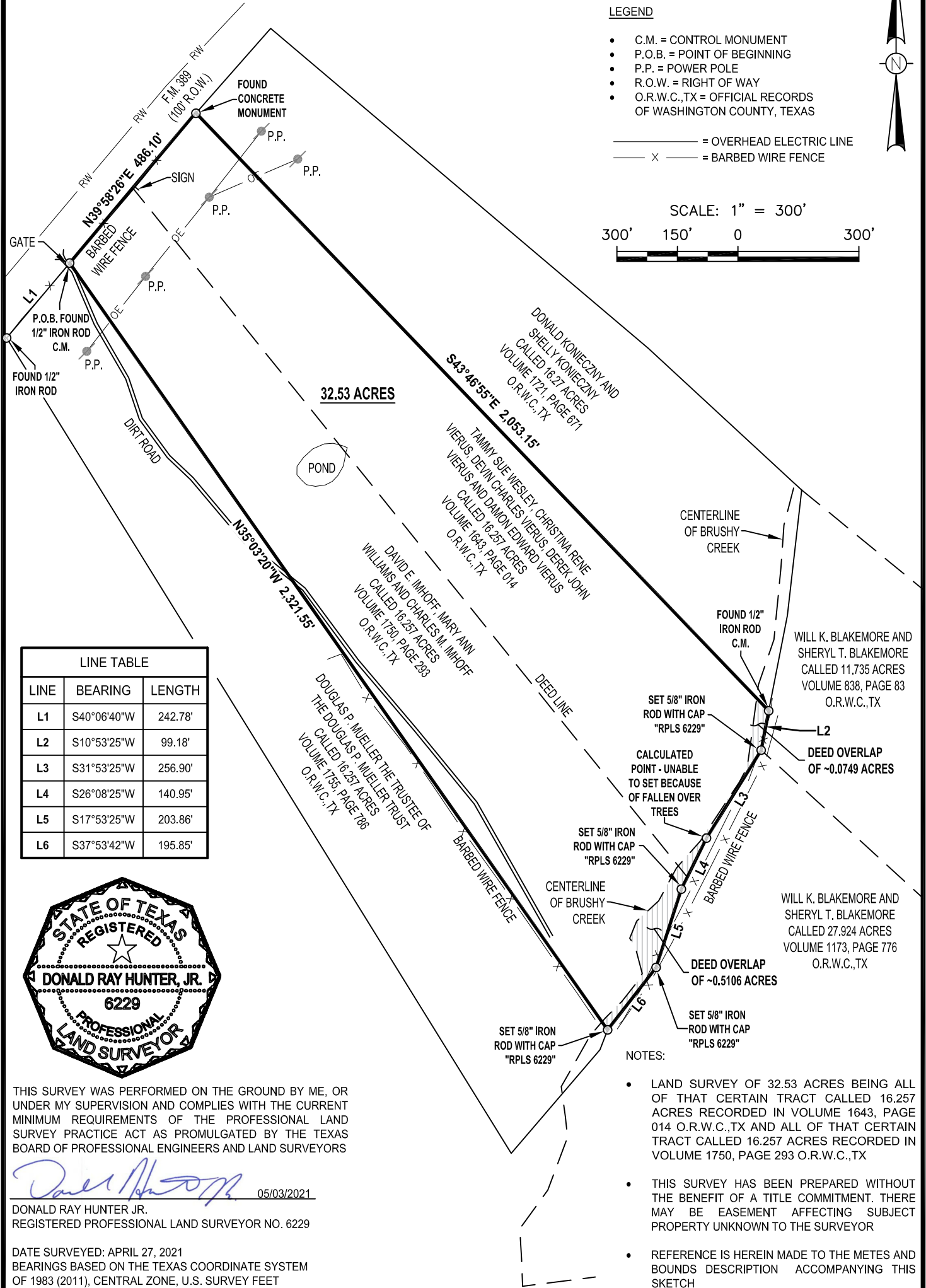
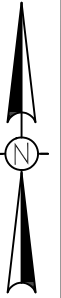
HENRY CHEVES SURVEY, ABSTRACT NO. 23

LEGEND

- C.M. = CONTROL MONUMENT
- P.O.B. = POINT OF BEGINNING
- P.P. = POWER POLE
- R.O.W. = RIGHT OF WAY
- O.R.W.C., TX = OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS

———— = OVERHEAD ELECTRIC LINE
 — X — = BARBED WIRE FENCE

SCALE: 1" = 300'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S40°06'40"W	242.78'
L2	S10°53'25"W	99.18'
L3	S31°53'25"W	256.90'
L4	S26°08'25"W	140.95'
L5	S17°53'25"W	203.86'
L6	S37°53'42"W	195.85'



THIS SURVEY WAS PERFORMED ON THE GROUND BY ME, OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEY PRACTICE ACT AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS

Donald Ray Hunter, Jr. 05/03/2021
 DONALD RAY HUNTER JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229

DATE SURVEYED: APRIL 27, 2021
 BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), CENTRAL ZONE, U.S. SURVEY FEET

NOTES:

- LAND SURVEY OF 32.53 ACRES BEING ALL OF THAT CERTAIN TRACT CALLED 16.257 ACRES RECORDED IN VOLUME 1643, PAGE 014 O.R.W.C., TX AND ALL OF THAT CERTAIN TRACT CALLED 16.257 ACRES RECORDED IN VOLUME 1750, PAGE 293 O.R.W.C., TX
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENT AFFECTING SUBJECT PROPERTY UNKNOWN TO THE SURVEYOR
- REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION ACCOMPANYING THIS SKETCH

LAND SURVEY OF 32.53 ACRES BEING ALL OF THAT CALLED 16.257 & 16.257 ACRE TRACTS

WASHINGTON COUNTY, TEXAS
 HENRY CHEVES SURVEY, ABSTRACT NO. 23

REV.	DATE	BY	DESCRIPTION	CHK.
PROJECT NO. 21-093				
PREPARED BY: HLS SERVICES, LLC 15803 ROSE PINE CT., CYPRESS, TX 77429 PHONE: (832) 690-9007 FIRM NO. 10194614				

DRAWN BY: DRH	DATE: 04/07/2021	DWG. NO.	REV.
CHECKED BY: DRH	DATE: 04/09/2021	21-093-001	0
SCALE: 1" = 300'	APP.: DRH		

Henry Cheves Survey, Abstract No. 23
Washington County, Texas
32.53 Acres
Project No. 21-093

METES AND BOUNDS DESCRIPTION OF A 32.53 ACRE TRACT OF LAND BEING ALL THAT CERTAIN TRACT CALLED 16.257 ACRES DESCRIBED IN DEED TO TAMMY SUE WESLEY ET AL. RECORDED IN VOLUME 1643, PAGE 014 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS (O.R.W.C.,TX) AND BEING ALL THAT CERTAIN TRACT CALLED 16.257 ACRES DESCRIBED IN DEED TO DAVID E. IMHOFF ET AL. RECORDED IN VOLUME 1750, PAGE 293 O.R.W.C.,TX AND SITUATED IN THE HENRY CHEVES SURVEY, ABSTRACT NO. 23 IN WASHINGTON COUNTY, TEXAS. SAID 32.53 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found in the southeast right of way line of Farm to Mark Road 389 (100 foot right of way) marking the most westerly corner of said Imhoff 16.257 acre tract and the most northerly corner of a called 16.257 acre tract of land described in deed to Douglas P. Mueller the Trustee of the Douglas P. Mueller Trust recorded in Volume 1755, Page 786 O.R.W.C.,TX from which a 1/2 inch iron rod found marking the most westerly corner of said Mueller 16.257 are tract bears South 40 degrees 06 minutes 40 seconds West 242.78 feet;

THENCE with the southeast right of way line of FM 389 and the northwest line of said Imhoff 16.257 acre tract **North 39 degrees 58 minutes 26 seconds East** at 242.78 feet **passing** the calculated most northerly corner of said Imhoff 16.257 acre tract and the most westerly corner of said Wesley 16.257 acre tract and continuing with the northwest line of Wesley 16.257 acre tract and the southeast right of way line of FM 389 in all a **total distance 486.10 feet** to a concrete monument found marking the most northerly corner of said Wesley 16.257 are tract and the most westerly corner of a called 16.27 acre tract of land described in deed to Donald Konieczny and Shelly Konieczny recorded in Volume 1721, Page 671 O.R.W.C.,TX;

THENCE with the northeast line of said Wesley 16.257 acre tract and the southwest line of said 16.27 acre tract **South 43 degrees 46 minutes 55 seconds East** at 2,008.53 feet **passing** the centerline Brushy Creek which is also called to be the northwest line of a 11.735 acre tract of land described in deed to Will K. Blakemore and Sheryl T. Blakemore recorded in Volume 883, Page 83 O.R.W.C.,TX and continuing with the northeast line of Wesley 16.257 acre tract and the southwest line of said 16.27 acre tract and on, over and across said 11.735 acre tract in all a **total distance of 2,053.15 feet** to a 1/2 inch iron rod found marking the most easterly corner of said Wesley 16.257 acre tract and the most southerly corner of said 16.27 acre tract;

THENCE continuing on, over and across said 11.735 acre tract and with the southeast line of said Wesley 16.257 acre tract **South 10 degrees 53 minutes 25 seconds West 99.18 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the southwest line of said 11.735 acre tract and the northeast line of a called 27.924 acre tract of land described in deed to Will K. Blakemore and Sheryl T. Blakemore recorded in Volume 1173, Page 776 O.R.W.C.,TX for an exterior angle point of said Wesley 16.257 acre tract;

THENCE continuing with the southeast line of said Wesley 16.257 Acre tract and on, over and across said 27.924 acre tract the following four (4) courses:

1. **South 31 degrees 53 minutes 25 seconds West 256.90 feet** to a calculated point under some dead, fallen over trees (unable to set an iron rod due to these dead trees in the way);
2. **South 26 degrees 08 minutes 25 seconds West 140.95 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229";
3. **South 17 degrees 53 minutes 25 seconds West 203.86 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229";
4. **South 37 degrees 53 minutes 42 seconds West 195.85 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the most southerly corner of said Imhoff 16.257 acre tract and the most easterly corner of said Mueller 16.257 acre tract;

THENCE with the southwest line of said Imhoff 16.257 acre tract and the northeast line of said Mueller 16.257 acre tract **North 35 degrees 03 minutes 20 seconds West** at 24.13 feet **passing** the centerline of Brushy Creek which is also called to be the northwest line of said 27.924 acre tract and continuing in all a

Henry Cheves Survey, Abstract No. 23
Washington County, Texas
32.53 Acres
Project No. 21-093

total distance of 2,321.55 feet to the **POINT OF BEGINNING** of the herein described tract and containing 32.53 acres within these metes and bounds.

As noted in the description above this survey protrudes into and includes approximately 0.0749 acres out of said 11.735 acre tract and approximately 0.5106 acres out of the said 27.924 acre tract. This protrusion started well before this survey was made today.

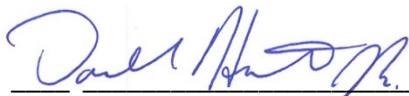
The southeast line of our two subject tracts being 16.257 acres each call to go past the centerline of Brushy creek and I found a 1/2 inch iron rod that fits very well with description on the southeast side of Brushy Creek. Each of the two 16.257 acre tract descriptions call to go to the southeast line of a 83.93 acre tract recorded in Volume 35, Page 211 of the Deed Records of Washington County, Texas. This original description also calls to go past the centerline of Brushy Creek and was surveyed this way back in 1894.

The northwest lines of said 27.924 and 11.735 acre tracts call to go to and run with the centerline of Brushy Creek. These two tracts are out of a called 109 acre tract of land recorded in Volume 53, Page 565 Deed Records of Washington County, Texas recorded in 1905. The 109 acre tract description also calls to run with the centerline of Brushy Creek. The description of said 89.93 acre tract made in 1894 conflicts with the description for the 109 acre tract made in 1905.

Further research would be needed at the courthouse to determine which of the original tracts were surveyed/sold first and would have senior rights over the other.

Reference is herein made to the sketch accompanying this metes and bounds description

Bearing Basis: All bearings shown herein are referenced to the Texas Coordinate System of 1983 (2011), Central Zone, U.S. Survey Feet derived from G.P.S. observations.



Donald Ray Hunter, Jr.
Registered Professional Land Surveyor
No. 6229 – State of Texas
Prepared by:
HLS Services, LLC
15803 Rose Pine Ct.
Cypress, Tx. 77429

