

# WASHINGTON COUNTY, TEXAS

## DANIEL B FRIAR SURVEY, ABSTRACT NO. 42

**LEGEND**

- P.O.B. = POINT OF BEGINNING
- D.R.W.C., TX = DEED RECORDS OF WASHINGTON COUNTY, TX
- O.R.W.C., TX = OFFICIAL RECORDS OF WASHINGTON COUNTY, TX
- ~ ~ ~ = BARBED WIRE FENCE
- ~ ~ ~ = HOG WIRE FENCE

SCALE: 1" = 200'

NOTES:

- LAND SURVEY OF A 7.301 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 7,299 ACRE TRACT RECORDED IN VOLUME 1588, PAGE 915 O.R.W.C., TX AND FURTHER DESCRIBED IN VOLUME 385, PAGE 473 D.R.W.C., TX
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS AFFECTING SUBJECT PROPERTY UNKNOWN TO THE SURVEYOR
- REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION ACCOMPANYING THIS SKETCH

LINE TABLE	
LINE	BEARING      LENGTH
L1	N34°56'14"W      213.78'
L2	N88°28'24"E      146.73'
L3	S65°29'22"W      147.21'
L4	N34°56'25"W      160.00'

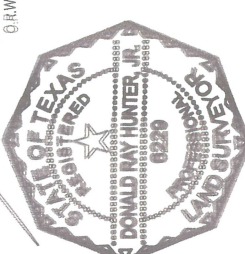


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THIS SURVEY WAS PERFORMED ON THE GROUND BY ME, OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEY PRACTICE ACT AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS

DATE SURVEYED: JUNE 24, 2022  
 BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), CENTRAL ZONE, US SURVEY FEET.

06/28/2022

DONALD RAY HUNTER JR.  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229

REV.	DATE	BY	DESCRIPTION	CHK.

PROJECT NO. **22-127**

PREPARED BY: HLS SERVICES, LLC  
 15903 ROSE PINE CT., GYPSRESS, TX 77429  
 PHONE: (832) 690-9007  
 FAX: (832) 690-9007  
 FIRM NO.: 10194674

LAND SURVEY OF A 7.301 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 7.299 ACRE TRACT		PROPERTY ADDRESS	
WEBER LANE, BURTON, TEXAS 77835		WEBER LANE, BURTON, TEXAS 77835	
DRAWN BY: KJH	DATE: 06/27/2022	DWG. NO.	REV.
CHECKED BY: DRH	DATE: 06/27/2022		
SCALE: 1"=200'			

METES AND BOUNDS DESCRIPTION OF A 7.301 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 7.299 ACRE TRACT OF LAND DESCRIBED IN DEED TO ALLAN HERZOG RECORDED IN VOLUME 1588, PAGE 515 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS (D.R.W.C., TX) AND BEING FURTHER DESCRIBED IN VOLUME 3885, PAGE 473 OF THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS (D.R.W.C., TX) AND SITUATED IN THE DANIEL B FRIAR SURVEY, ABSTRACT NO. 42 IN WASHINGTON COUNTY, TEXAS. SAID 7.301 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set 5/8 inch iron rod with cap stamped "PLS 6229"(Northing: 10,076.891.11 Easting: 3,471.389.06) in the northwestern right of way line of Weber Lane marking the most westerly northwestern corner of said Herzog 7.299 acre tract and the most southwestern corner of a called 7.299 acre tract of land described in Volume 1551, Page 0869 D.R.W.C., TX marking the most easterly corner of said Herzog 7.299 acre tract and the most easterly corner of said Wilson 7.299 acre tract and a southeast line of said Wilson 7.299 acre tract North 51 degrees 50 minutes 23 seconds East 1,336.78 feet to a found 5/8 inch iron rod marking the most northerly corner of said Herzog 7.299 acre tract and an interior corner of said Wilson 7.299 acre tract, Thence with a northwest line of said Herzog 7.299 acre tract and a southeast line of said Wilson 7.299 acre tract North 34 degrees 56 minutes 14 seconds West 213.78 feet; 466 O.R.W.C., TX bears North 34 degrees 56 minutes 14 seconds West 213.78 feet;

Thence with a northwest line of said Herzog 7.299 acre tract and a southeast line of said Wilson 7.299 acre tract South 38 degrees 29 minutes 17 seconds East 959.37 feet to a found 5/8 inch iron rod in the northwest line of a called 43.50 acre tract of land described in deed to Marilyn S. Blakey and David A. Blakey recorded in Volume 1551, Page 0869 D.R.W.C., TX marking the most easterly corner of said Herzog 7.299 acre tract and the most easterly corner of said Wilson 7.299 acre tract from which a found 5/8 inch iron rod marking the most easterly corner of said Wilson 7.299 acre tract bears North 55 degrees 28 minutes 24 seconds East 1,415.73 feet;

Thence with a southeast line of said Herzog 7.299 acre tract and the northwest line of said 43.50 acre tract South 55 degrees 29 minutes 22 seconds West 147.21 feet to a found 1/2 inch iron rod marking the most easterly corner of said Herzog 7.299 acre tract and the most easterly corner of a called 7.299 acre tract of land described in Volume 434, Page 21 D.R.W.C., TX;

Thence with a southwest line of said Herzog 7.299 acre tract and a northeast line of said Gross 7.299 acre tract North 38 degrees 19 minutes 49 seconds West 800.55 feet to a set 5/8 inch iron rod with cap stamped "PLS 6229" marking an interior corner of said Herzog 7.299 acre tract and the most northerly corner of said Gross 7.299 acre tract;

Thence with a southwest line of said Herzog 7.299 acre tract and a northwestern line of said Gross 7.299 acre tract South 51 degrees 49 minutes 29 seconds West 1,201.40 feet to a set 5/8 inch iron rod with cap stamped "PLS 6229" in the northeast right of way line of Weber Lane marking the most westerly southwest corner of said Herzog 7.299 acre tract and the most westerly corner of said Gross 7.299 acre tract;

Thence with a southwest line of said Herzog 7.299 acre tract and the northwestern line of said Weeber Lane North 34 degrees 56 minutes 25 seconds West 150.00 feet to the POINT OF BEGINNING of the herein described tract and containing 7.301 acres within these metes and bounds.

Reference is herein made to the sketch accompanying this metes and bounds description bearing date of the survey showing herein and 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: HILLS Services, LLC



For privacy reasons not all exemptions are shown online.

WASHINGTON COUNTY APPRAISAL DISTRICT

Property Owner: R13462 HERZOG, ALLAN WEBER LN, BURTON, TX 77835  
 Property Address: R13462 HERZOG, ALLAN WEBER LN, BURTON, TX 77835  
 Tax Year: 2022  
 2022 Assessed Value: \$123,170

2022 GENERAL INFORMATION

2022 VALUE INFORMATION

Property Status	Active	Improvement Homestead Value	\$0
Property Type	Real	Improvement Non-Homestead Value	\$0
Legal Description	A0042 FRIAR, DANIEL B., TRACT 33, ACRES 7.299		
Neighborhood	FLAGPOND - Flagpond Area	Total Improvement Market Value	\$0
Account	0042-000-03300	Land Homestead Value	\$0
Map Number	138	Land Non-Homestead Value	\$123,170
Owner Name	HERZOG, ALLAN	Land Agricultural Market Value	\$0
Owner ID		Total Land Market Value	\$123,170
Exemptions		Total Market Value	\$123,170
Percent Ownership	100%	Total Assessed Value	\$123,170
Mailing Address	1700 FM 389 BRENNHAM, TX 77833	Homestead Cap Loss	-\$0
Agent	-	Timber Use	\$0
		Agricultural Use	\$0
		Total Market Value	\$123,170

2022 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX CEILING
CAD - Appraisal District		\$0	\$123,170	0
G01 - Washington County		\$0	\$123,170	0
JC1 - Blinn College		\$0	\$123,170	0
RD1 - Washington Co Fm		\$0	\$123,170	0
S02 - Burton ISD		\$0	\$123,170	0

2022 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM	LAND SIZE
1 - Non-Agriculture Land	E - Real Property: Rural land, Non-Ag & Res Imps	No	\$123,170			7.299000 acres
TOTALS						317,944 Sq. ft / 7.299000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
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2021	\$0	\$27,660	\$27,660	\$0	\$0	\$27,660	\$0	\$27,660
2020	\$0	\$27,660	\$27,660	\$0	\$0	\$27,660	\$0	\$27,660
2019	\$0	\$27,660	\$27,660	\$0	\$0	\$27,660	\$0	\$27,660
2018	\$0	\$24,010	\$24,010	\$0	\$0	\$24,010	\$0	\$24,010
2017	\$0	\$24,010	\$24,010	\$0	\$0	\$24,010	\$0	\$24,010

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
6/8/2017	WASHINGTON COUNTY, TRUSTEE (S01)	HERZOG, ALLAN	2017-4088	1588/515

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DISCLAIMER

10/14/1974	*	JACKSON, COLLIN	(S01)	JACKSON, COLLIN	-	385/473
4/4/2017		JACKSON, COLLIN	WASHINGTON COUNTY, TRUSTEE	2017-	2807	1582/179