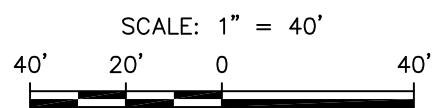
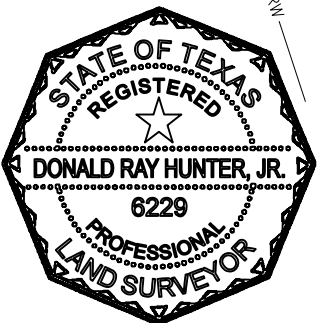
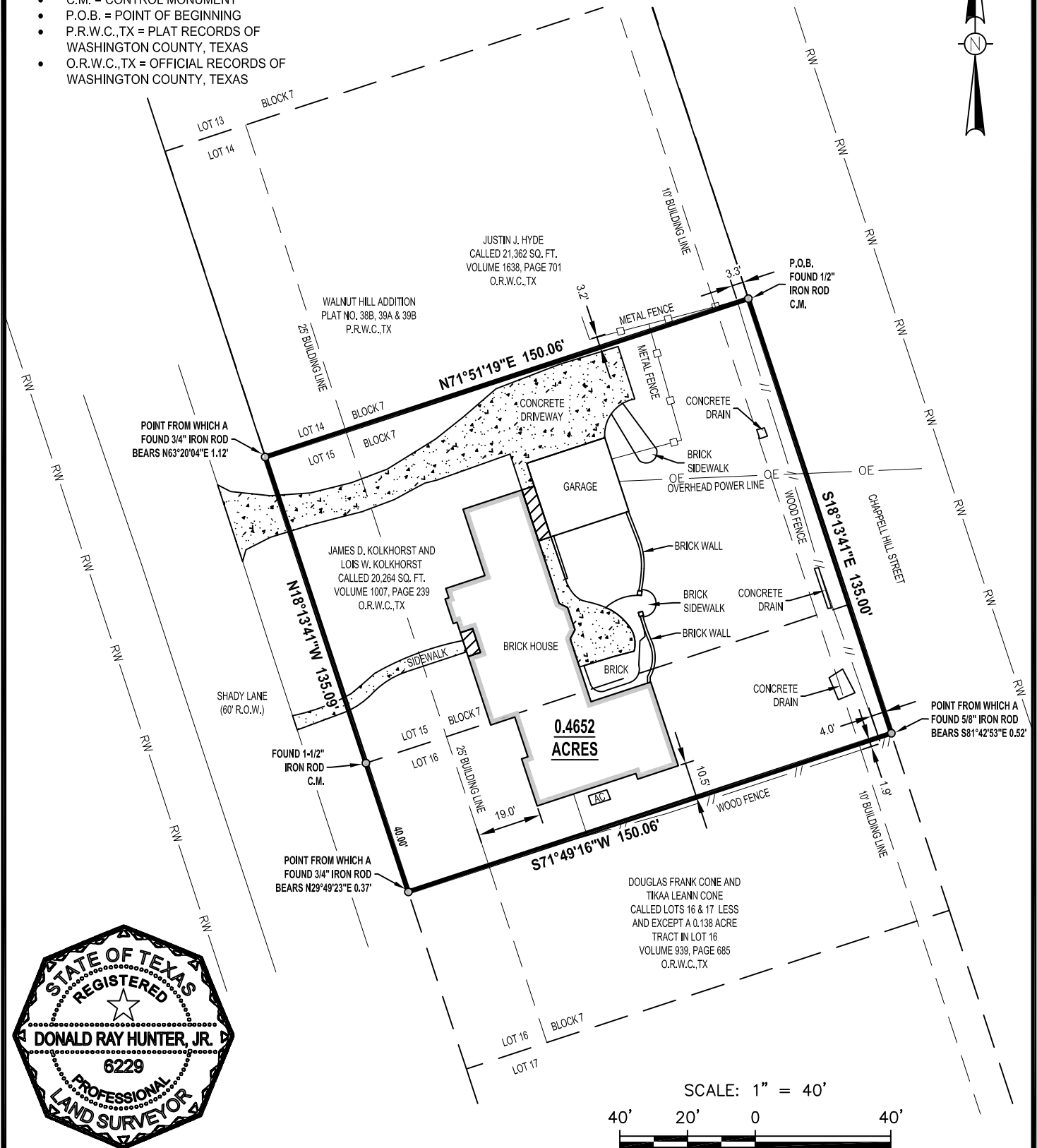
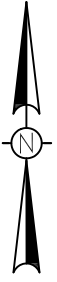


WASHINGTON COUNTY, TEXAS

A. HARRINGTON SURVEY, ABSTRACT NO. 55

LEGEND

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



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

NOTES:

- LAND SURVEY OF 0.4652 ACRES OF LAND BEING ALL OF LOT 15 AND A PORTION OF LOT 16, BLOCK 7 OF THE WALNUT HILL ADDITION, A SUBDIVISION IN WASHINGTON COUNTY, TEXAS RECORDED IN PLAT NO. 38B, 39A & 39B
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS AFFECTING SUBJECT TRACT UNKNOWN TO THE SURVEYOR
- REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION ACCOMPANYING THIS SKETCH

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

DATE SURVEYED: APRIL 15, 2021
 BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), CENTRAL ZONE, U.S. SURVEY FEET

| REV. | DATE | BY | DESCRIPTION | CHK. |
|------|------|----|-------------|------|
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PROJECT NO. 21-083

PREPARED BY: HLS SERVICES, LLC
 15803 ROSE PINE CT., CYPRESS, TX 77429
 PHONE: (832) 690-9007
 FIRM NO. 10194614

| | | | |
|--|------------------|-----------|------|
| LAND SURVEY OF 0.4652 ACRES BEING ALL OF LOT 15 AND PART OF LOT 16, WALNUT HILL ADDITION | | | |
| PROPERTY ADDRESS 1801 SHADY LN, BRENNHAM, TX 77833 | | | |
| DRAWN BY: DRH | DATE: 04/19/2021 | DWG. NO. | REV. |
| CHECKED BY: DRH | DATE: 04/20/2021 | 21-083-01 | 0 |
| SCALE: 1" = 40' | APP.: DRH | | |

A. Harrington Survey, Abstract No. 55
Washington County, Texas
0.4652 acres
Project No. 21-083

METES AND BOUNDS DESCRIPTION OF A 0.4652 ACRE TRACT OF LAND BEING ALL THAT CERTAIN TRACT CALLED 20,264 SQUARE FEET DESCRIBED IN DEED TO JAMES D. KOLKHORST AND LOIS W. KOLKHORST RECORDED IN VOLUME 1007, PAGE 239 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS (O.R.W.C.,TX) AND BEING ALL OF LOT 15 AND PART OF LOT 16, BLOCK 7 OF THE WALNUT HILL ADDITION RECORDED IN PLAT SLIDE NO. 38B, 39A & 39B OF THE PLAT RECORDS OF WASHINGTON COUNTY TEXAS AND SITUATED IN THE A. HARRINGTON SURVEY, ABSTRACT NO. 55 IN WASHINGTON COUNTY, TEXAS. SAID 0.4652 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found in the west line of Chappell Hill Street marking the northeast corner of said Lot 15 and said 20,264 square foot tract and the southeast corner of a called 21,362 square foot tract of land described in deed to Justin J. Hyde recorded in Volume 1638, Page 701 O.R.W.C.,TX;

THENCE with the west line of Chappell Hill Street and the east line of said 20,264 square foot tract **South 18 degrees 13 minutes 41 seconds East** at 95.00 feet **passing** the southeast corner of Lot 15 and the northeast corner of Lot 16 and continuing in all a **total distance of 135.00 feet** to a point marking the southeast corner of said 20,264 square foot tract and the northeast corner of a tract of land described in deed to Douglas Frank Cone and Tikaa Leann Cone recorded in Volume 939, Page 685 O.R.W.C.,TX from which a 5/8 inch iron rod found for reference bears South 81 degrees 42 minutes 53 seconds East 0.52 feet;

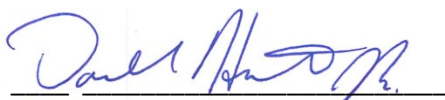
THENCE on, over and across Lot 16 and with the south line of said 20,264 square foot tract **South 71 degrees 49 minutes 16 seconds West 150.06 feet** to a point in the east line of Shady Lane and the west line of Lot 16 marking the southwest corner of said 20,264 square foot tract from which a 3/4 inch iron rod found for reference bears North 29 degrees 49 minutes 23 seconds East 0.37 feet;

THENCE with the east line of Shady Lane, the west line of said 20,264 square foot tract and the west line of Lot 16 **North 18 degrees 13 minutes 41 seconds West** at 40.00 feet **passing** a 1-1/2 inch iron rod found marking the southwest corner of Lot 15 and the northwest corner of Lot 16 and continuing in all a **total distance of 135.09 feet** to a point marking the northwest corner of Lot 15 and the northwest corner of said 20,264 square foot tract and the southwest corner of said 21,362 square foot tract from which a 3/4 inch iron rod found for reference bears North 63 degrees 20 minutes 04 seconds East 1.12 feet;

THENCE with the north line of said 20,264 square foot tract and the south line of said 21,362 square foot tract **North 71 degrees 51 minutes 19 seconds East 150.06 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 0.4652 acres within these metes and bounds.

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

