

# FAYETTE COUNTY, TEXAS

## ANNA POWELL SURVEY, ABSTRACT NO. 257

### LEGEND

- P.P. = POWER POLE
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- D.R.F.C., TX = DEED RECORDS OF FAYETTE COUNTY, TEXAS
- O.R.F.C., TX = OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS
- OE — = OVERHEAD ELECTRIC LINES
- X — = BARBED WIRE FENCE
- O — = WIRE FENCE
- // — = WOOD FENCE
- □ — = HOG WIRE FENCE
- □ — = TELEPHONE PEDESTAL



BRADLEY W. MCINTYRE AND ANNE B. MCINTYRE  
CALLED 21.36 ACRES  
VOLUME 1200, PAGE 888  
O.R.F.C., TX

P.O.B.  
SET 5/8" IRON ROD WITH CAP  
"RPLS 6229"

MICHAEL B. ROBERTS  
SECOND TRACT: CALLED 10 ACRES  
VOLUME 1398, PAGE 309  
O.R.F.C., TX

MICHAEL M. WHITE  
FIRST TRACT: CALLED 5.38 ACRES  
VOLUME 1779, PAGE 790  
O.R.F.C., TX

F.M. 155  
(70' R.O.W.)  
VOLUME 232, PAGE 504  
D.R.F.C., TX

S44°07'57"E 86.33'  
L = 184.14'  
R = 1,397.39'  
C = S40°28'08"E - 184.00'

SET 5/8" IRON ROD WITH CAP  
"RPLS 6229"

SET 5/8" IRON ROD WITH CAP  
"RPLS 6229"

FOUND 3/4" IRON PIPE

### 4.01 ACRES

COLTHER ZOCH  
CALLED 4.09 ACRES  
VOLUME 2032, PAGE 316  
O.R.F.C., TX

MICHAEL B. ROBERTS  
FIRST TRACT: CALLED 30-1/2 ACRES  
VOLUME 1398, PAGE 309  
O.R.F.C., TX

SET 5/8" IRON ROD WITH CAP  
"RPLS 6229"

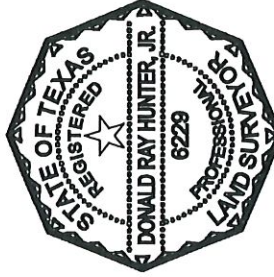
NORMAN W. JOHNSTON AND SANDY JOHNSTON  
CALLED 44,186 ACRES  
VOLUME 1902, PAGE 292  
O.R.F.C., TX  
FURTHER DESCRIBED IN VOLUME 370, PAGE 425  
D.R.F.C., TX

FOUND 5/8" IRON ROD WITH CAP

N45°58'27"W 542.20'

S36°34'57"E 289.56'

S46°42'26"W 276.77'



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.*  
DONALD RAY HUNTER JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229  
11/22/2022

DATE SURVEYED: NOVEMBER 15, 2022  
BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), SOUTH CENTRAL ZONE, U.S. SURVEY FEET

### NOTES:

- LAND SURVEY OF A 4.01 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 4.09 ACRE TRACT OF LAND RECORDED IN VOLUME 2032, PAGE 316 O.R.F.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

LAND SURVEY OF A 4.01 ACRE TRACT OF LAND  
BEING ALL OF THAT CALLED 4.09 ACRE TRACT

REV.	DATE	BY	DESCRIPTION	CHK.

PROJECT NO. 22-264

PROPERTY ADDRESS:  
FM 155, LA GRANGE, TEXAS 78945

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

DRAWN BY:	DATE:	DWG. NO.	REV.
KLH	11/16/2022	22-264-001	0
CHECKED BY:	DATE:	APP.:	
DRH	11/16/2022	DRH	
SCALE:			
1" = 100'			



Anna Powell Survey, Abstract No. 257  
Fayette County, Texas  
4.01 Acres  
Project No. 22-264

METES AND BOUNDS DESCRIPTION OF A 4.01 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 4.09 ACRE TRACT OF LAND DESCRIBED IN DEED TO COLTER ZOCH RECORDED IN VOLUME 2032, PAGE 316 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS (O.R.F.C.,TX) AND SITUATED IN THE ANNA POWELL SURVEY, ABSTRACT NO. 257 OF FAYETTE COUNTY, TEXAS. SAID 4.01 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the southwest right of way line of F.M. 155 (70 foot right of way) described in Volume 232, Page 504 Deed Records of Fayette County, Texas (D.R.F.C.,TX) marking the most northerly corner of said 4.09 acre tract and the most easterly corner of a called 10 acre tract known as Second Tract recorded in Volume 1398, Page 309 O.R.F.C.,TX;

**Thence** with the northeast line of said 4.09 acre tract and the southwest line of F.M. 155 the following three (3) courses:

1. **South 44 degrees 07 minutes 57 seconds East 86.33 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229";
2. **A curve to the right having a radius of 1,397.39 feet, an arc length of 184.14 feet and a chord which bears South 40 degrees 28 minutes 08 seconds East 184.00 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229";
3. **South 36 degrees 34 minutes 57 seconds East 289.56 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the most easterly corner of said 4.09 acre tract and the most northerly corner of a called 44.186 acre tract of land described in deed to Norman W. Johnston and Sandy Johnston recorded in Volume 1902, Page 292 O.R.F.C.,TX and further described in Volume 370, Page 425 D.R.F.C.,TX;

**Thence** with the southeast line of said 4.09 acre tract and the northwest line of said 44.186 acre tract **South 46 degrees 42 minutes 26 seconds West 276.77 feet** to a found 5/8 inch iron rod with cap marking the most southerly corner of said 4.09 acre tract and the most easterly corner of a called 30-1/2 acre tract of land known as First Tract described in deed to Michael B. Roberts recorded in Volume 1398, Page 309 O.R.F.C.,TX;

**Thence** with the southwest line of said 4.09 acre tract and the northeast line of said 30-1/2 acre tract **North 45 degrees 58 minutes 27 seconds West 542.20 feet** to a found 3/4 inch iron pipe marking the most westerly corner of said 4.09 acre tract and the most southerly corner of said 10 acre tract;

**Thence** with the northwest line of said 4.09 acre tract and the southeast line of said 10 acre tract **North 44 degrees 01 minutes 53 seconds East 344.14 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 4.01 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 referenced to the Texas Coordinate System of 1983 (2011), South Central Zone, U.S. Survey Feet derived from G.P.S. observations.

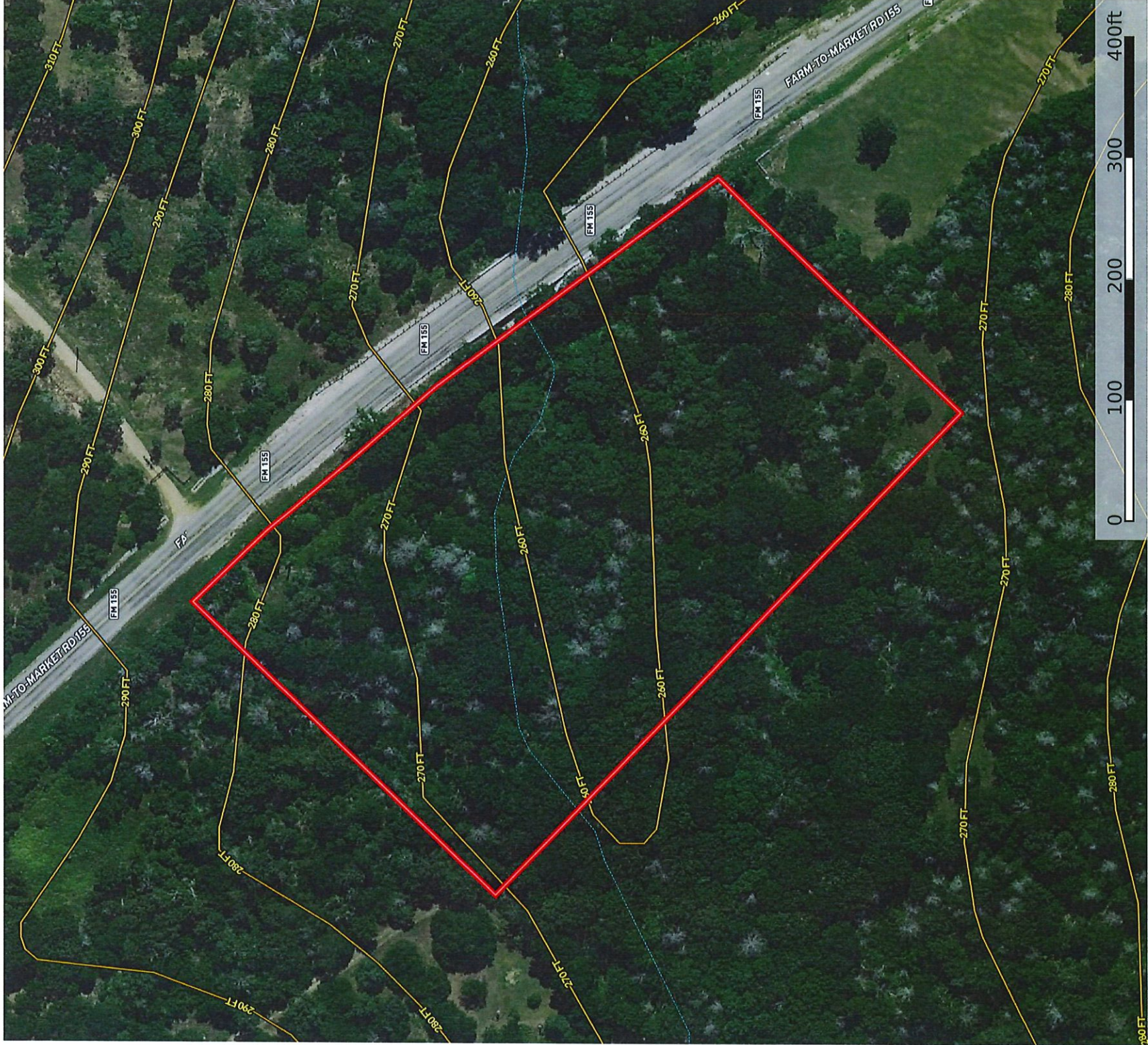


Donald Ray Hunter, Jr.  
Registered Professional Land Surveyor  
No. 6229 – State of Texas  
Prepared by: HLS Services, LLC  
Texas Firm No. 10194614





TBD FM 155, LaGrange  
Texas, AC +/-



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Stream, Intermittent
- River/Creek
- Water Body

Lindi Camaron Team

P: 9794514645 <http://lindicamaronteam.buybrenham.com/>

601 Medical Court



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