- P.P. = POWER POLE
- P.O.B. = POINT OF BEGINNING
- D.R.F.C.,TX = DEED RECORDS OF FAYETTE COUNTY, TEXAS
- O.R.F.C.,TX = OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS
= OVERHEAD ELECTRIC LINES
- = FIRE HYDRANT
 D.R.F.C.,TX

SE ADRIAN LARA CALLED 7,500 SQUARE FEET VOLUME 1698, PAGE 707 O.R.F.C.TX FURTHER DESCRIBED IN VOLUME 187, PAGE 425 D.R.F.C.TX


POINT FALLS ON
EDGE OF FOUND 18"
SUGARBERRY TREE
$\qquad$


SOUTH STREET


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
 05/11/2023

## DONALD RAY HUNTER JR

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229
DATE SURVEYED: MAY 1, 2023
BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM
OF 1983 (2011), SOUTH CENTRAL ZONE, U.S. SURVEY FEET

NOTES:

- LAND SURVEY OF 0.1053 ACRES OF LAND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN VOLUME 1080, PAGE 707 O.R.F.C.,TX AND OUT OF AND A PART OF LOT 5, BLOCK 66 OF THE MAP OF SCHULENBURG RECORDED IN VOLUME 182, PAGE 636 D.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 THE SKETCH



#### Abstract

METES AND BOUNDS DESCRIPTION OF A 0.1053 ACRE TRACT OF LAND OUT OF AND A PART OF LOT 5 , BOCK 66 OF THE MAP OF SCHULENBURG OF WHICH A COPY IS RECORDED IN VOLUME 182, PAGE 636 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS (D.R.F.C. ,TX) AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO ISOM MORGAN, JR. RECORDED IN VOLUME 1080, PAGE 707 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS (O.R.F.C.,TX) AND SITUATED IN THE KESIAH CRIER SURVEY, ABSTRACT NO. 38 OF FAYETTE COUNTY, TEXAS. SAID 0.1053 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:


BEGINNING at a found $5 / 8$ inch iron rod in the east right of way line of Hillje Avenue marking the northwest corner of said Isom Morgan tract and the southwest corner of a called 0.1074 acre tract of land described in deed to Rafael A. Campos recorded in Volume 2089, Page 132 O.R.F.C.,TX;

Thence with the north line of said Isom Morgan tract and the south line of said Campos 0.1074 acre tract North 88 degrees $\mathbf{1 1}$ minutes 28 seconds East 61.77 feet to a found $5 / 8$ inch iron rod with cap stamped "RPS 6229 " in the west line of a called 7,500 square feet tract of land described in deed to Jose Adrian Lara recorded in Volume 1698, Page 707 O.R.F.C., TX and further described in Volume 187, Page 425 D.R.F.C., TX marking the northeast corner of said Isom Morgan tract and the southeast corner of said Campos 0.1074 acre tract;

Thence with the east line of said Isom Morgan tract and the west line of said 7,500 square feet tract South 01 degrees 48 minutes 32 seconds East 74.25 feet to a point in the edge of an 18 inch Sugarberry tree in the north right of way line of South Street marking the Southeast corner of said Isom Morgan tract and the southwest corner of said 7,500 square feet tract;

Thence with the south line of said Isom Morgan tract and the north right of way line of South Street South 88 degrees $\mathbf{1 1}$ minutes 28 seconds West 61.77 feet to a set $5 / 8$ inch iron rod with cap stamped "RPLS 6229 " in the east right of way line of Hillje Avenue marking the southwest corner of said Ism Morgan tract;

Thence with the west line of said Isom Morgan tract and the east right of way line of Hillje Avenue North 01 degrees 48 minutes 32 seconds West 74.25 feet to the POINT OF BEGINNING of the herein described tract and containing 0.1053 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


