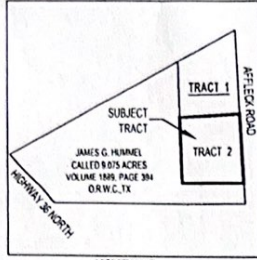


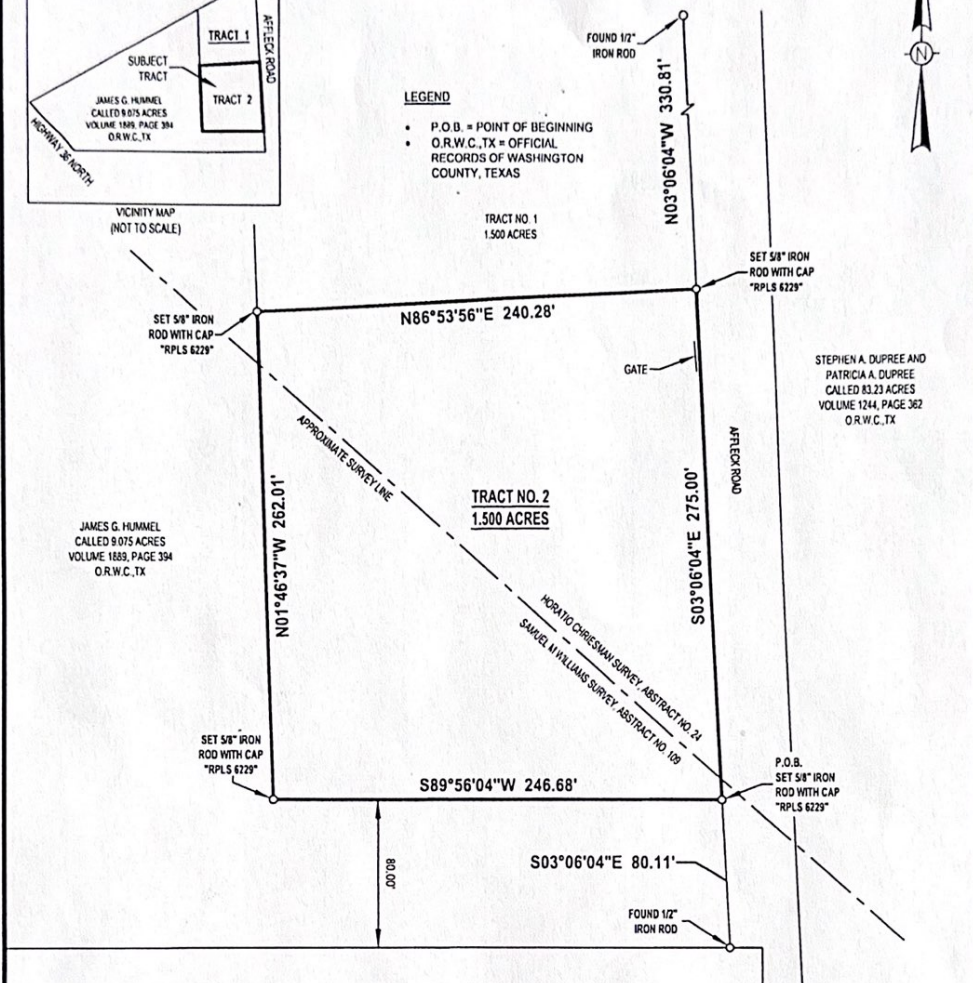
WASHINGTON COUNTY, TEXAS

HORATIO CHRISMAN SURVEY, ABSTRACT NO. 24
SAMUEL M WILLIAMS SURVEY, ABSTRACT NO. 109



LEGEND

- P.O.B. = POINT OF BEGINNING
- 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

Donald Ray Hunter, Jr.
06/15/2023
DONALD RAY HUNTER, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229

DATE SURVEYED: JUNE 02, 2023
BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), CENTRAL ZONE, U.S. SURVEY FEET

SCHEDULE B ITEMS:

- EASEMENTS TO BLUEBONNET ELECTRIC COOPERATIVE, INC RECORDED IN VOLUME 1747, PAGE 321, VOLUME 1750, PAGE 302, VOLUME 1779, PAGE 278 AND VOLUME 1878, PAGE 448 O.R.W.C., TX AFFECTS SUBJECT PROPERTY. CANNOT BE SHOWN AS THEY ARE BLANKET IN NATURE
- MEMORANDUM OF LEASE TO COMO TOWER TX-1, LLC RECORDED IN VOLUME 1876, PAGE 382 O.R.W.C., TX DOES NOT AFFECT SUBJECT PROPERTY

SURVEY NOTES:

- LAND SURVEY OF 1.500 ACRES OF LAND KNOWN AS TRACT NO. 2 OUT OF AND A PART OF THAT CALLED 9.075 ACRE TRACT RECORDED IN VOLUME 1889, PAGE 394 O.R.W.C., TX
- THIS SURVEY HAS BEEN PREPARED WITH INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE REFERENCED IN GF NO. WA-23-070, EFFECTIVE APRIL 3, 2023 AND ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY. PROPOSED INSURED IS JAMES HUMMEL
- REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION ACCOMPANYING THIS SKETCH

REV.	DATE	BY	DESCRIPTION	CHK.

LAND SURVEY OF A 1.500 ACRE TRACT OF LAND
OUT OF AND A PART OF THAT CALLED 9.075 ACRE TRACT

PROPERTY ADDRESS:
AFFLECK ROAD, BRENHAM, TEXAS 77833

DRAWN BY: VLL DATE: 06/07/2023 DWG NO. REV.

Horatio Chriesman Survey, Abstract No. 24
Samuel M Williams Survey, Abstract No. 109
Washington County, Texas •
1.500 acres
Project No. 23-064

TRACT NO. 2

METES AND BOUNDS DESCRIPTION OF A 1.500 ACRE TRACT OF LAND KNOWN AS TRACT NO. 2 OUT OF AND A PART OF THAT CALLED 9.075 ACRE TRACT OF LAND DESCRIBED IN DEED TO JAMES G. HUMMEL RECORDED IN VOLUME 1889, PAGE 394 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS (O.R.W.C.,TX) AND SITUATED IN THE HORATIO CHRISMAN SURVEY, ABSTRACT NO. 24 AND IN THE SAMUEL M WILLIAMS SURVEY, ABSTRACT NO. 109 IN WASHINGTON COUNTY, TEXAS. SAID 1.500 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 east line of said 9.075 acre tract and in the west right of way line of Affleck Road marking the southeast corner of the herein described tract from which a found 1/2 inch iron rod marking the southeast corner of said 9.075 acre tract bears South 03 degrees 06 minutes 04 seconds East 80.11 feet;

Thence on, over and across said 9.075 acre tract the following two (2) courses:

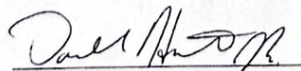
1. South 89 degrees 56 minutes 04 seconds West 80 feet north of and parallel to the south line of said 9.075 acre tract 246.68 feet to a set 5/8 inch iron rod with cap stamped "RPLS 6229";
2. North 01 degrees 46 minutes 37 seconds West 262.01 feet to a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the northwest corner of the herein described tract and the southwest corner of a called 1.500 acre tract of land known as Tract No. 1 this day surveyed;

Thence continuing on, over and across said 9.075 acre tract with the south line of said Tract No. 1 North 86 degrees 53 minutes 56 seconds East 240.28 feet to a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the east line of said 9.075 acre tract and the west right of way line of Affleck Road marking the northeast corner of the herein described tract and the southeast corner of said Tract No. 1 from which a found 1/2 inch iron rod marking the northeast corner of said 9.075 acre tract bears North 03 degrees 06 minutes 04 second West 330.81 feet;

Thence with the east line of said 9.075 acre tract and the west right of way line of Affleck Road South 03 degrees 06 minutes 04 seconds East 275.00 feet to the **POINT OF BEGINNING** of the herein described tract and containing 1.500 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

