

WASHINGTON COUNTY, TEXAS

SAMUEL M. WILLIAMS SURVEY, ABSTRACT NO. 109

- LEGEND**
- P.P. = POWER POLE
 - P.O.B. = POINT OF BEGINNING
 - O.R.W.C. TX = OFFICIAL RECORDS OF WASHINGTON COUNTY TX
 - OE = OVERHEAD ELECTRIC LINES
 - RW = RIGHT OF WAY LINES
 - X = BARBED WIRE FENCE
 - = CHAIN LINK FENCE
 - = TELEPHONE PEDESTAL


SCHEDULE B ITEMS:

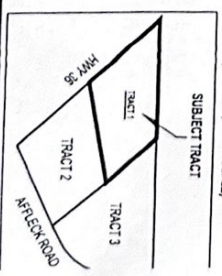
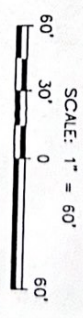
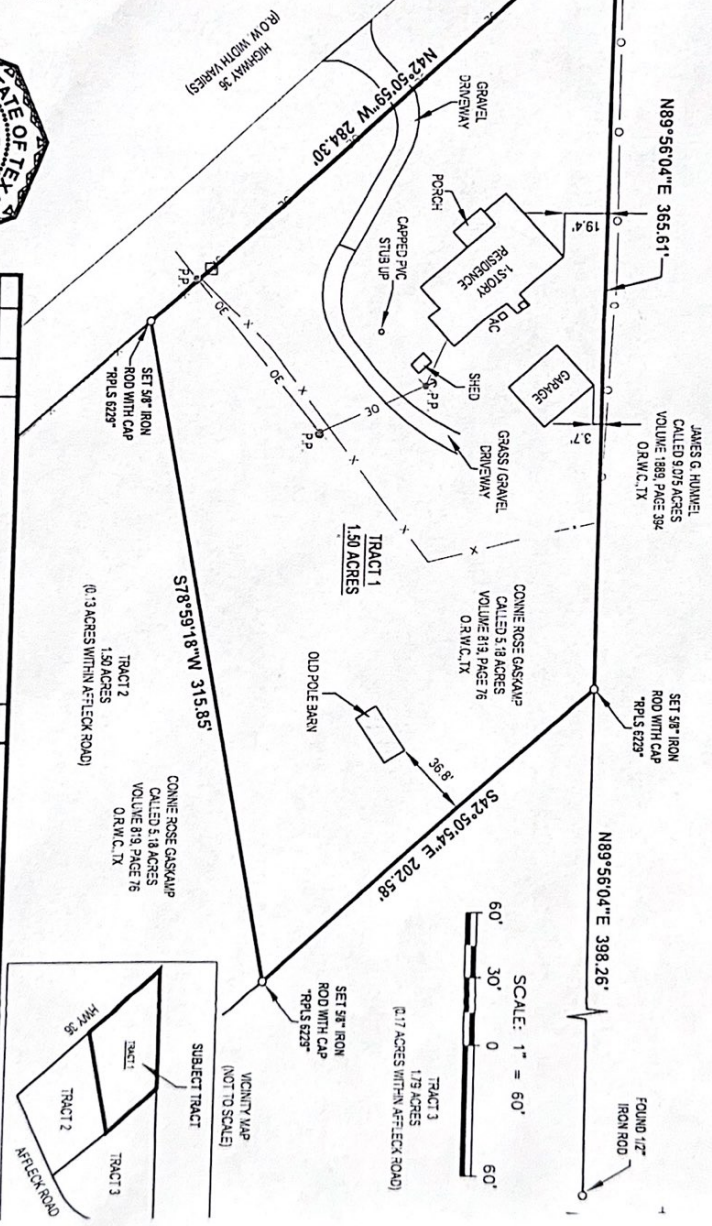
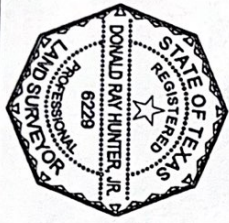
- RIGHT OF WAY TO STATE OF TEXAS RECORDED IN VOLUME 213, PAGE 316 D.R.W.C. TX DOES NOT AFFECT SUBJECT PROPERTY

NOTES:

- LAND SURVEY OF 1.50 ACRES OF LAND KNOWN AS TRACT 1 OUT OF AND A PART OF THAT CALLED 5.18 ACRE TRACT OF LAND RECORDED IN VOLUME 819, PAGE 76 O.R.W.C. TX
- THIS SURVEY HAS BEEN PREPARED FROM INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE REFERENCED IN GF NO. WA-23-301, EFFECTIVE DECEMBER 11, 2023 AND ISSUED BY DONA TITLE INSURANCE, INC. PROPOSED INSURED IS JAMES G. HUMMEL
- REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION ACCOMPANYING THIS SKETCH

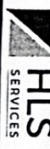
THIS SURVEY WAS PERFORMED ON THE GROUND BY ME, OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEY PRACTICE ACT AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS


 DONALD RAY HUNTER JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229
 DATE SURVEYED: JANUARY 14, 2023
 BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM
 OF 1983 (2011) CENTRAL ZONE US SURVEY FEET.



REV	DATE	BY	DESCRIPTION	CHK

PROJECT NO.	23-193	DESCRIPTION	LAND SURVEY OF 1.50 ACRES OF LAND OUT OF AND A PART OF A CALLED 5.18 ACRE TRACT
PREPARED BY:	HLS SERVICES	DRAWN BY:	KLH
PHONE:	(832) 690-9007	CHECKED BY:	DRH
		DATE:	01/16/2024
		APP.:	DRH
		DWG. NO.	23-193-01
		RE	0


 PREPARED BY: HLS SERVICES, LLC
 15803 ROSE PINE CT, CYPRESS, TX 77429

PROPERTY ADDRESS
 8300 TEXAS HWY 36, BRENNHAM, TEXAS 77833

Samuel M. Williams Survey, Abstract No. 109
Washington County, Texas
1.50 acres
Project No. 23-193

TRACT 1

METES AND BOUNDS DESCRIPTION OF A 1.50 ACRE TRACT OF LAND OUT OF AND A PART OF A CALLED 5.18 ACRE TRACT OF LAND DESCRIBED IN DEED TO CONNIE ROSE GASKAMP RECORDED IN VOLUME 819, PAGE 76 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS (O.R.W.C.,TX) AND SITUATED IN THE SAMUEL M. WILLIAMS SURVEY, ABSTRACT NO. 109 IN WASHINGTON COUNTY, TEXAS. SAID 1.50 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 1/2 inch iron rod in the northeast right of way line of Highway 36 (right of way width varies) marking the northwest corner of said 5.18 acre tract and the southwest corner of a called 9.075 acre tract of land described in deed to James G. Hummel recorded in Volume 1889, Page 394 O.R.W.C.,TX;

Thence with the north line of said 5.18 acre tract and the south line of said 9.075 acre tract **North 89 degrees 56 minutes 04 seconds East 365.61 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the northeast corner of the herein described tract and the northwest corner of a called 1.79 acre tract of land known as Tract 3 this day surveyed from which a found 1/2 inch iron rod marking the southeast corner of said 9.075 acre tract bears **North 89 degrees 56 minutes 04 seconds East 398.26 feet**;

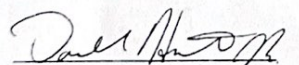
Thence on, over and across said 5.18 acre tract and with the southwest line of said Tract 3 this day surveyed **South 42 degrees 50 minutes 54 seconds East 202.58 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the southeast corner of the herein described tract and the northeast corner of a called 1.50 acre tract of land known as Tract 2 this day surveyed;

Thence continuing on, over and across said 5.18 acre tract with the northwest line of said Tract 2 **South 78 degrees 59 minutes 18 seconds West 315.85 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the southwest line of said 5.18 acre tract and the northeast right of way line of Highway 36 marking the southwest corner of the herein described tract and the northwest corner of said Tract 2;

Thence with the southwest line of said 5.18 acre tract and the northeast right of way line of Highway 36 **North 42 degrees 50 minutes 59 seconds West 284.30 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 1.50 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

