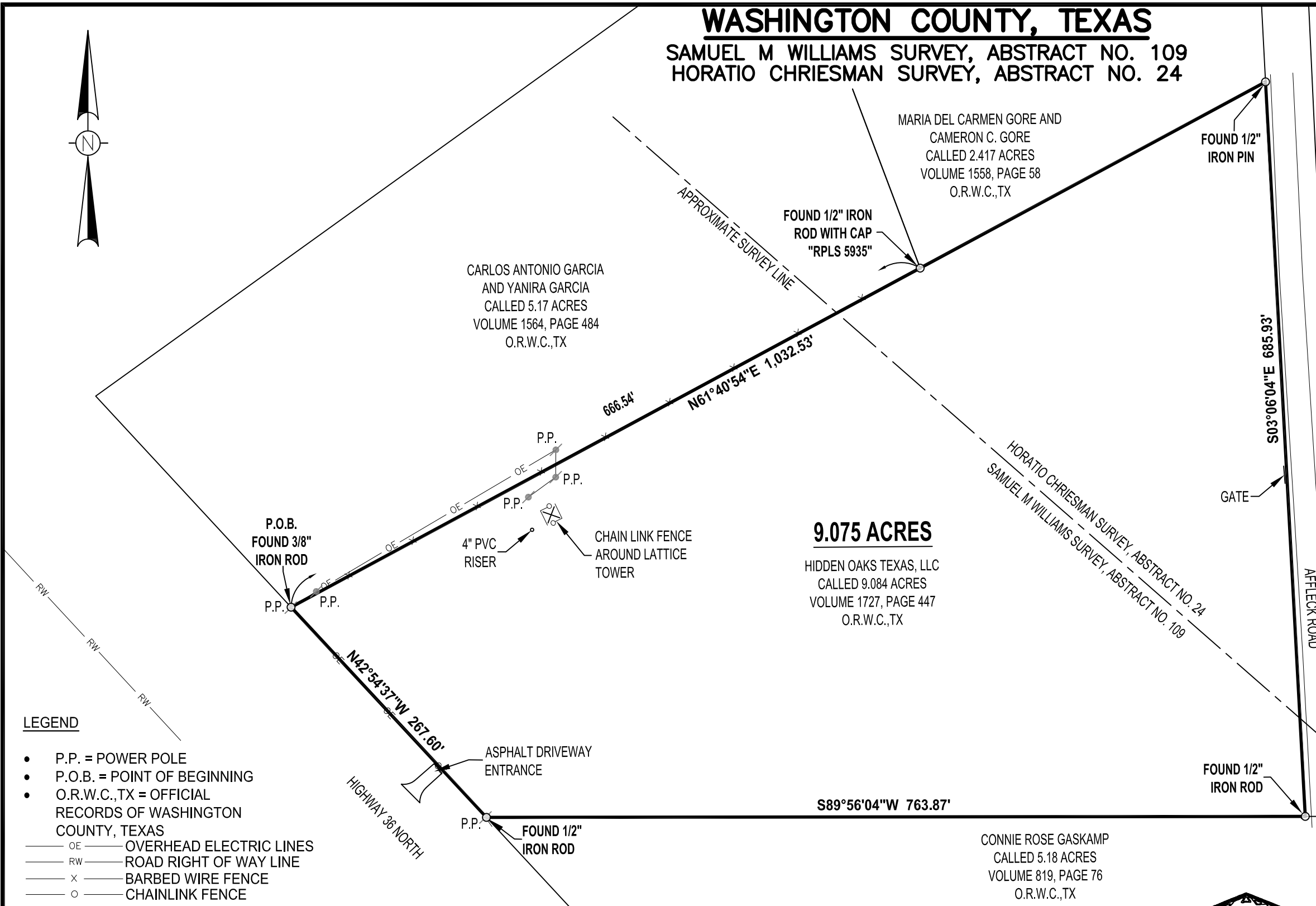
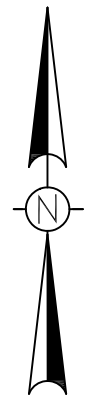


WASHINGTON COUNTY, TEXAS

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



SURVEY NOTES:

- LAND SURVEY OF 9.075 ACRES OF LAND BEING ALL OF THAT CALLED 9.084 ACRE TRACT RECORDED IN VOLUME 1727, PAGE 447 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

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 **AFFECTS SUBJECT PROPERTY AND APPEARS TO BE FOR THE LATTICE TOWER AS SHOWN**

STEPHEN A. DUPREE AND
PATRICIA A. DUPREE
CALLED 83.23 ACRES
VOLUME 1244, PAGE 362
O.R.W.C.,TX

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

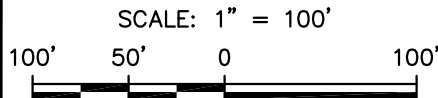
Donald Ray Hunter, Jr. 04/12/2023

DONALD RAY HUNTER JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229

DATE SURVEYED: APRIL 4, 2023
BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), CENTRAL ZONE, US SURVEY FEET.

LEGEND

- P.P. = POWER POLE
- P.O.B. = POINT OF BEGINNING
- O.R.W.C.,TX = OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
- OE — OVERHEAD ELECTRIC LINES
- RW — ROAD RIGHT OF WAY LINE
- x — BARBED WIRE FENCE
- o — CHAINLINK FENCE



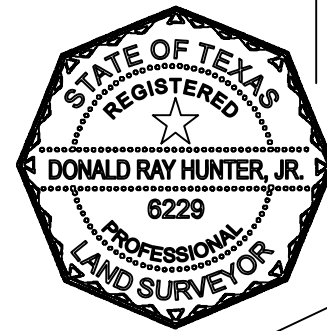
ORIGINAL SHEET SIZE = 11" X 17"

REV.	DATE	BY	DESCRIPTION	CHK.

PROJECT NO. 23-064

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

LAND SURVEY OF 9.075 ACRES BEING ALL OF THAT CALLED 9.084 ACRE TRACT			
PROPERTY ADDRESS 8350 HWY 36 N, BRENHAM, TEXAS 77833			
DRAWN BY: KLH	DATE: 04/06/2023	DWG. NO.	REV.
CHECKED BY: DRH	DATE: 04/06/2023	23-064-001	0
SCALE: 1" = 100'	APP.: DRH		



9.075 ACRES

HIDDEN OAKS TEXAS, LLC
CALLED 9.084 ACRES
VOLUME 1727, PAGE 447
O.R.W.C.,TX

CONNIE ROSE GASKAMP
CALLED 5.18 ACRES
VOLUME 819, PAGE 76
O.R.W.C.,TX

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

METES AND BOUNDS DESCRIPTION OF A 9.075 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 9.084 ACRE TRACT OF LAND DESCRIBED IN DEED TO HIDDEN OAKS TEXAS, LLC RECORDED IN VOLUME 1727, PAGE 447 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS (O.R.W.C.,TX) AND SITUATED IN THE SAMUEL M WILLIAMS SURVEY, ABSTRACT NO. 109 AND IN THE HORATIO CHRISMAN SURVEY, ABSTRACT NO. 24 IN WASHINGTON COUNTY, TEXAS. SAID 9.075 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 3/8 inch iron rod in the northeast right of way line of North Highway 36 marking the most westerly corner of said 9.084 acre tract and the most southerly corner of a called 5.17 acre tract of land described in deed to Carlos Antonio Garcia and Yanira Garcia recorded in Volume 1564, Page 484 O.R.W.C.,TX;

Thence with the northwest line of said 9.084 acre tract and the southeast line of said 5.17 acre tract **North 61 degrees 40 minutes 54 seconds East** at 666.54 feet **passing** a found 1/2 inch iron rod with cap stamped "RPLS 5935" marking the most easterly southeast corner of said 5.17 acre tract and the most southerly corner of a called 2.417 acre tract of land described in deed to Maria Del Carmen Gore and Cameron C. Gore recorded in Volume 1558, Page 58 O.R.W.C.,TX and further described in Volume 1558, Page 54 O.R.W.C.,TX and continuing in all a **total distance of 1,032.53 feet** to a found 1/2 inch iron rod in the west right of way line of Affleck Road marking the northeast corner of said 9.084 acre tract and the most easterly corner of said 2.417 acre tract;

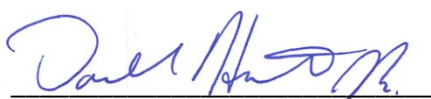
Thence with the east line of said 9.084 acre tract and the west right of way line of Affleck Road **South 03 degrees 06 minutes 04 seconds East 685.93 feet** to a found 1/2 inch iron rod in the north line of a called 5.18 acre tract of land described in deed to Connie Rose Gaskamp recorded in Volume 819, Page 76 O.R.W.C.,TX marking the southeast corner of said 9.084 acre tract;

Thence with the south line of said 9.084 acre tract and the north line of said 5.18 acre tract **South 89 degrees 56 minutes 04 seconds West 763.87 feet** to a found 1/2 inch iron rod in the northeast right of way line of North Highway 36 marking the southwest corner of said 9.084 acre tract and the northwest corner of said 5.18 acre tract;

Thence with the southwest line of said 9.084 acre tract and the northeast right of way line of North Highway 36 **North 42 degrees 54 minutes 37 seconds West 267.60 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 9.075 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
Texas Firm No. 10194614

