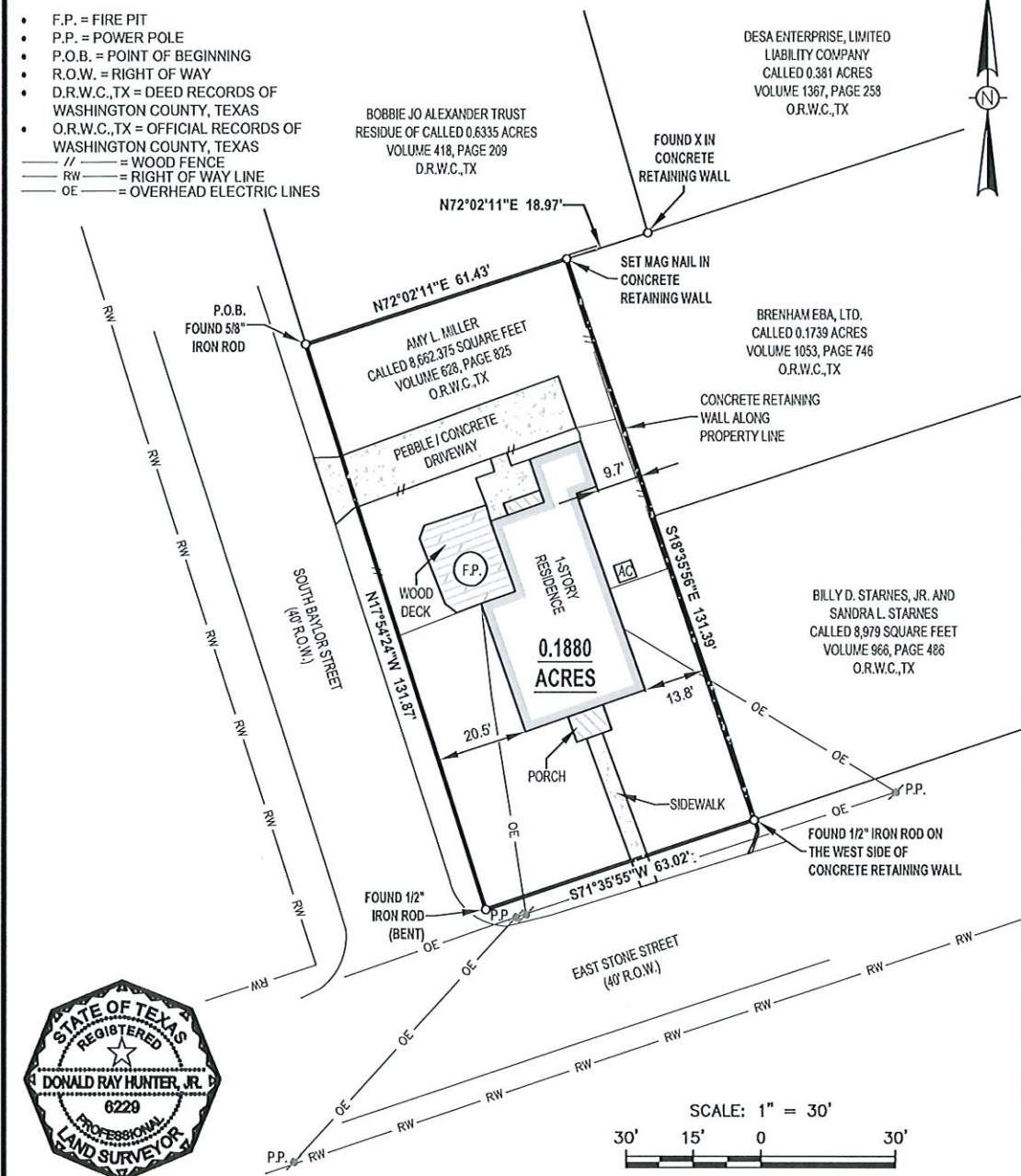


# WASHINGTON COUNTY, TEXAS

ARRABELLA HARRINGTON SURVEY, ABSTRACT NO. 55

**LEGEND**

- F.P. = FIRE PIT
- P.P. = POWER POLE
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- D.R.W.C., TX = DEED RECORDS OF WASHINGTON COUNTY, TEXAS
- O.R.W.C., TX = OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
- // — = WOOD FENCE
- RW — = RIGHT OF WAY LINE
- OE — = OVERHEAD ELECTRIC LINES



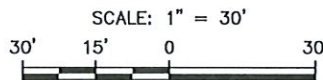
THIS SURVEY WAS PERFORMED ON THE GROUND BY ME, OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEY PRACTICE ACT AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS

*Donald Ray Hunter, Jr.* 09/19/2022  
 DONALD RAY HUNTER, JR.  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229

DATE SURVEYED: SEPTEMBER 12, 2022  
 BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), CENTRAL ZONE, U.S. SURVEY FEET

**NOTES:**

- LAND SURVEY OF A 0.1880 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 8,662.375 SQUARE FEET TRACT RECORDED IN VOLUME 628, PAGE 825 O.R.W.C., TX
- THIS SURVEY HAS BEEN PREPARED FROM INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE REFERENCED IN GF NO. 20220821, EFFECTIVE AUGUST 24, 2022
- REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION ACCOMPANYING THIS SKETCH



1	9/19/22	DRH	UPDATED NOTE REFLECTING TITLE COMMITMENT RECEIVED	
REV.	DATE	BY	DESCRIPTION	CHK.
PROJECT NO.			22-207	
PREPARED BY: HLS SERVICES, LLC 15803 ROSE PINE CT., CYPRESS, TX 77429 PHONE: (832) 690-9007 FIRM NO. 10194614				

LAND SURVEY OF A 0.1880 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 8,662.375 SQUARE FEET			
PROPERTY ADDRESS: 201 EAST STONE STREET, BRENHAM, TEXAS 77833			
DRAWN BY: KLH	DATE: 09/14/2022	DWG. NO.	REV.
CHECKED BY: DRH	DATE: 09/14/2022	22-207-001	1
SCALE: 1" = 30'	APP.: DRH		

Arrabella Harrington Survey, Abstract No. 55  
Washington County, Texas  
0.1880 acres  
Project No. 22-207

METES AND BOUNDS DESCRIPTION OF A 0.1880 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 8,662.375 SQUARE FEET TRACT DESCRIBED IN DEED TO AMY L. MILLER RECORDED IN VOLUME 628, PAGE 825 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS (O.R.W.C.,TX) AND SITUATED IN THE ARRABELLA HARRINGTON SURVEY, ABSTRACT NO. 55 IN WASHINGTON COUNTY, TEXAS. SAID 0.1880 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a found 5/8 inch iron rod in the northeast right of way line of South Baylor Street (40 foot right of way) marking the northwest corner of said 8,662.375 square feet tract and the southwest corner of the residue of a called 0.6335 acre tract of land described in deed to Bobbie Jo Alexander Trust recorded in Volume 418, Page 209 of the Deed Records of Washington County, Texas (D.R.W.C.,TX);

**Thence** with the northwest line of said 8,662.375 square feet tract and the southeast line of said 0.6335 acre tract **North 72 degrees 02 minutes 11 seconds East 61.43 feet** to a set mag nail in concrete retaining wall marking the northeast corner of said 8,662.375 square feet tract and the northwest corner of a called 0.1739 acre tract of land described in deed to Brenham EBA, LTD recorded in Volume 1053, Page 746 O.R.W.C.,TX from which a found "X" in concrete retaining wall bears **North 72 degrees 02 minutes 11 seconds East 18.97 feet**;

**Thence** with the northeast line of said 8,662.374 square feet tract and the southwest line of said 0.1739 acre tract **South 18 degrees 35 minutes 56 seconds East at 60.34 feet** passing a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the southwest corner of said 0.1739 acre tract and the northwest corner of a called 8,979 square feet described in deed to Billy D. Starnes, JR. and Sandra L. Starnes recorded in Volume 966, Page 486 O.R.W.C.,TX and continuing in all a **total distance of 131.39 feet** to a found 1/2 inch iron rod in the northwest right of way line of East Stone Street (40 foot right of way) marking the southeast corner of said 8,662.374 square feet tract and the southwest corner of said 8,979 square feet tract;

**Thence** with the southeast line of said 8,662.375 square feet tract and the northwest right of way line of East Stone Street **South 71 degrees 35 minutes 55 seconds West 63.02 feet** to a found 1/2 inch iron rod (bent) at the intersection of the northwest right of way line of East Stone Street with the northeast right of way line of South Baylor Street marking the southwest corner of said 8,662.375 square feet tract;

**Thence** with the southwest line of said 8,662.375 square feet tract and the northeast right of way line of South Baylor Street **North 17 degrees 54 minutes 24 seconds West 131.87 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 0.1880 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





 Boundary