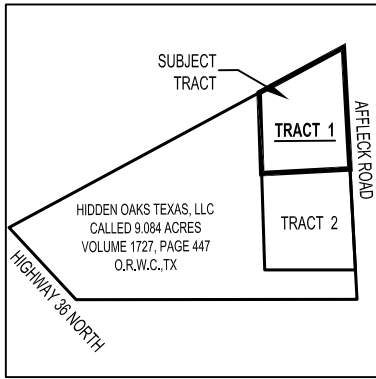
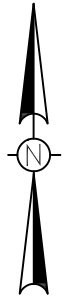


WASHINGTON COUNTY, TEXAS
HORATIO CHRISMAN SURVEY, ABSTRACT NO. 24



VICINITY MAP
(NOT TO SCALE)

MARIA DEL CARMEN GORE AND
 CAMERON C. GORE
 CALLED 2.417 ACRES
 VOLUME 1558, PAGE 58
 O.R.W.C., TX
 FURTHER DESCRIBED IN
 VOLUME 1558, PAGE 54
 O.R.W.C., TX

LEGEND

- P.O.B. = POINT OF BEGINNING
- O.R.W.C., TX = OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS

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.
 06/14/2023
 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. 1 OUT OF AND A PART 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

**LAND SURVEY OF A 1.500 ACRE TRACT OF LAND
 OUT OF AND A PART OF A CALLED 9.084 ACRE TRACT**

**PROPERTY ADDRESS:
 8350 HWY 36 N, BRENHAM, TEXAS 77833**

REV.	DATE	BY	DESCRIPTION	CHK.

PROJECT NO. 23-064



PREPARED BY: HLS SERVICES, LLC
 15803 ROSE PINE CT., CYPRESS, TX 77429
 PHONE: (832) 690-9007

DRAWN BY: KLH	DATE: 06/07/2023	DWG. NO.	REV.
CHECKED BY: DRH	DATE: 06/07/2023	23-064-001	0
SCALE: 1" = 60'	APP.: DRH		

Horatio Chriesman Survey, Abstract No. 24
Washington County, Texas
1.500 acres
Project No. 23-064

TRACT NO. 1

METES AND BOUNDS DESCRIPTION OF A 1.500 ACRE TRACT OF LAND KNOWN AS TRACT NO. 1 OUT OF AND A PART 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 HORATIO CHRISMAN SURVEY, ABSTRACT NO. 24 IN WASHINGTON COUNTY, TEXAS. SAID 1.500 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 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 southeast 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;

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 330.81 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 1.500 acre tract of land known as Tract No. 2 this day surveyed from which a found 1/2 inch iron rod marking the southeast corner of said 9.084 acre tract bears South 03 degrees 06 minutes 04 seconds East 355.11 feet;

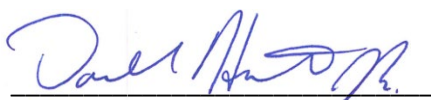
Thence on, over and across said 9.084 acre tract with the north line of said Tract No. 2 this day surveyed **South 86 degrees 53 minutes 56 seconds West 240.28 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the southwest corner of the herein described tract and the northwest corner of said Tract No. 2;

Thence continuing on, over and across said 9.084 acre tract **North 01 degrees 46 minutes 37 seconds West 220.11 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the north line of said 9.084 acre tract and the south line of said 2.417 acre tract marking the northwest corner of the herein described tract from which a found 3/8 inch iron rod marking the most westerly corner of said 9.084 acre tract bears South 61 degrees 40 minutes 54 seconds West 772.56 feet;

Thence with the north line of said 9.084 acre tract and the south line of said 2.417 acre tract **North 61 degrees 40 minutes 54 seconds East 259.97 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

