

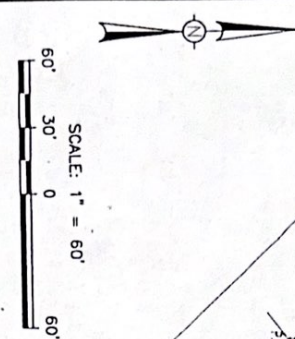
**LEGEND**

- P.P. = POWER POLE
- P.O.B. = POINT OF BEGINNING
- O.R.W.C. TX. = OFFICIAL RECORDS OF WASHINGTON COUNTY, TX
- = OVERHEAD ELECTRIC LINES
- = RIVER OF WATER LINES
- = BASED WIRE FENCE
- X — = TELEPHONE PEDESTAL

**WASHINGTON COUNTY, TEXAS**  
**SAMUEL M. WILLIAMS SURVEY, ABSTRACT NO. 109**

**NOTES**

- LAND SURVEY OF 1.50 ACRES OF LAND KNOWN AS TRACT 2 OUT OF AND A PART OF THAT CALLED 5.18 ACRE TRACT OF LAND RECORDED IN VOLUME 817 PAGE 76 O.R.W.C. TX.
- THIS SURVEY HAS BEEN PREPARED FROM INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE REFERENCED IN G.F. NO. WA-23-30 EFFECTIVE DECEMBER 11, 2023 AND ISSUED BY DOW TITLE INSURANCE, INC. PROPOSED INSURED JAMES G. HUMMEL
- REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION ACCOMPANYING THIS SMETC



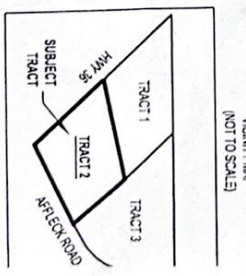
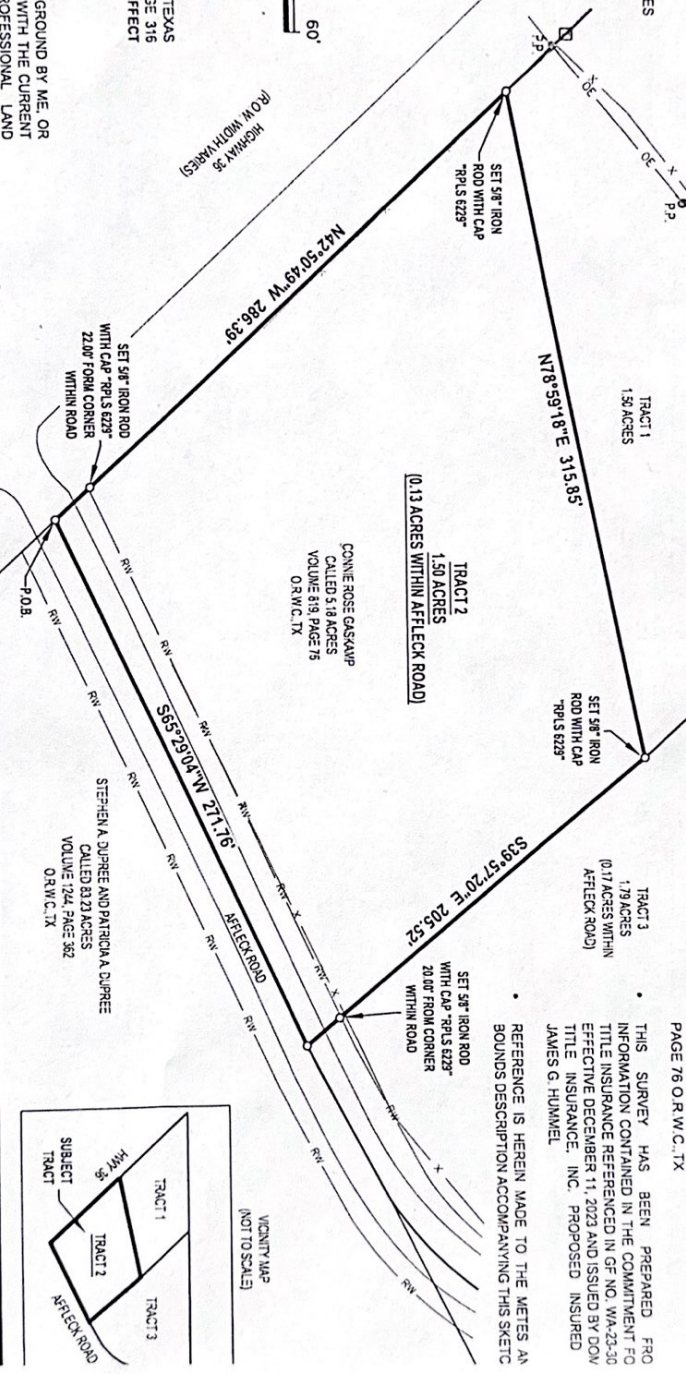
**SCHEDULE B ITEMS:**

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

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

01/17/2023  
 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
PREPARED BY	HLS SERVICES
PREPARED BY	H.S. SERVICES, LLC
15803 ROSE PINE CT. CYPRESS, TX 77429	PHONE: (832) 999-9007
DRAWN BY	KJH
CHECKED BY	DRH
DATE	01/16/2024
DATE	01/16/2024
APP.	DRH
SCALE	1" = 60'

PROPERTY ADDRESS	8300 TEXAS HWY 36, BRENNHAM, TEXAS 77833
DWG. NO.	23-193-01

LAND SURVEY OF 1.50 ACRES OF LAND  
 OUT OF AND A PART OF THAT CALLED 5.18 ACRE TRACT



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

TRACT 2

METES AND BOUNDS DESCRIPTION OF A 1.50 ACRE TRACT OF LAND OUT OF AND A PART OF THAT 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 point in the centerline of Affleck Road and in the northeast right of way line of Highway 36 marking the southwest corner of said 5.18 acre tract and the most westerly corner of a called 83.23 acre tract of land described in deed to Stephen A. Dupree and Patricia A. Dupree recorded in Volume 1244, Page 362 O.R.W.C.,TX from which a set 5/8 inch iron rod with cap stamped "RPLS 6229" bears North 42 degrees 50 minutes 49 seconds West 22.00 feet;

Thence with the southwest line of said 5.18 acre tract and with the northeast right of way line of Highway 36 North 42 degrees 50 minutes 49 seconds West at 22.00 feet passing said 5/8 inch iron rod and continuing in all a total distance of 286.39 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 1.50 acre tract known as Tract 1 this day surveyed;

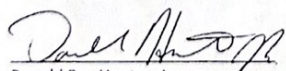
Thence on, over and across said 5.18 acre tract and with the southeast line of said Tract 1 North 78 degrees 59 minutes 18 seconds East 315.85 feet to a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the southwest line of a called 1.79 acre tract of land known as Tract 3 this day surveyed marking the northeast corner of the herein described tract and the southeast corner of said Tract 1;

Thence continuing on, over and across said 5.18 acre tract with the southwest line of said Tract 3 South 39 degrees 57 minutes 20 seconds East 205.52 feet to a point in the southeast line of said 5.18 acre tract, in the northwest line of said 83.23 acre tract and in the centerline of Affleck road marking the southeast corner of the herein described tract and the southwest corner of said Tract 3 from which a set 5/8 inch iron rod with cap stamped "RPLS 6229" bears North 18 degrees 18 minutes 54 seconds West 24.99 feet;

Thence with the southeast line of said 5.18 acre tract, the northwest line of said 83.23 acre tract and with the centerline of Affleck Road South 65 degrees 29 minutes 04 seconds West 271.76 feet to the POINT OF BEGINNING of the herein described tract and containing 1.50 acres within these metes and bounds of which 0.13 acres lie within Affleck Road.

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

