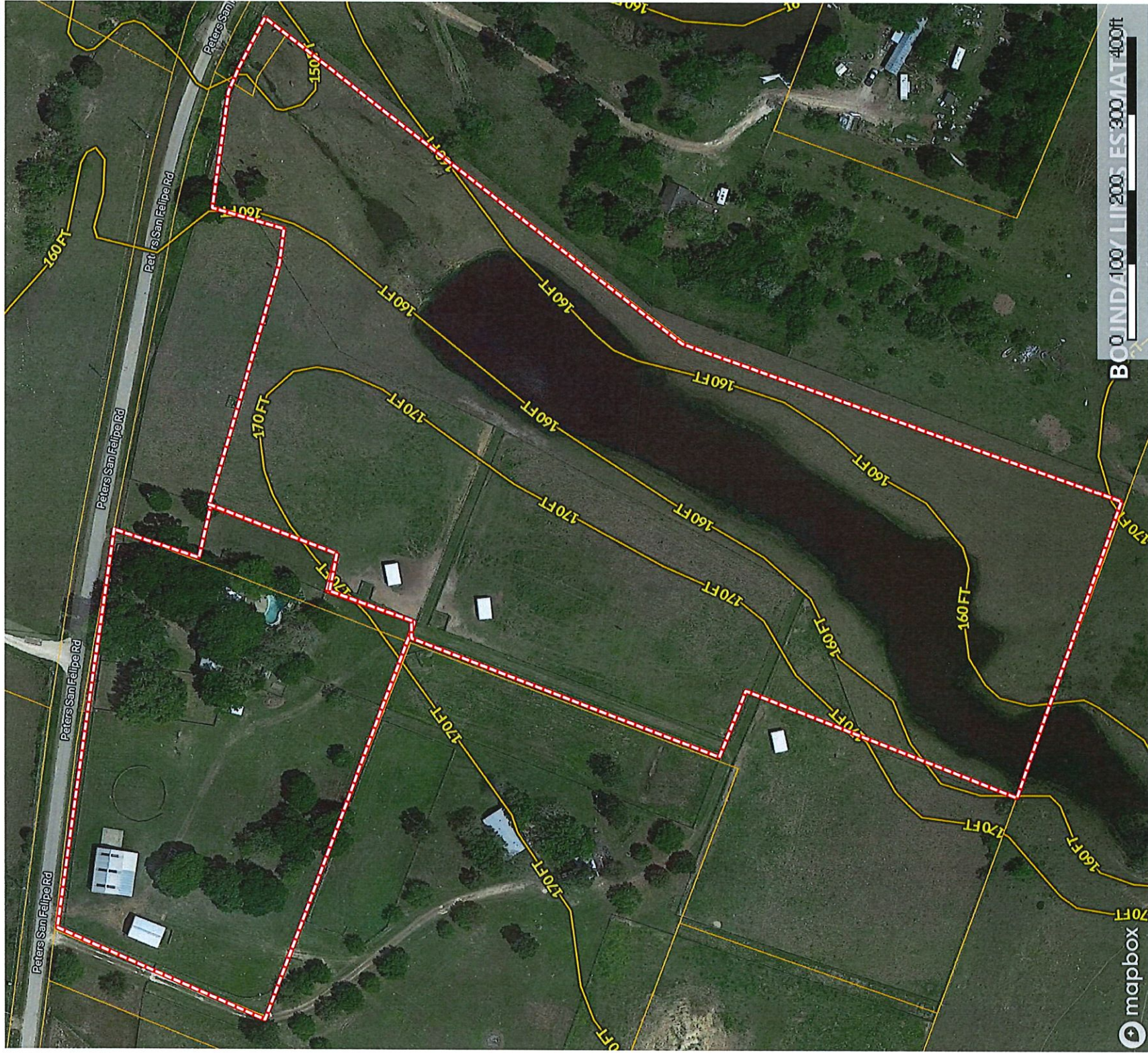


2230 Peters San Felipe, Sealy
Texas, AC +/-



 Boundary

Lindi Camaron Team

P: 9794514645

<http://lindicamaronteam.buybrenham.com/>

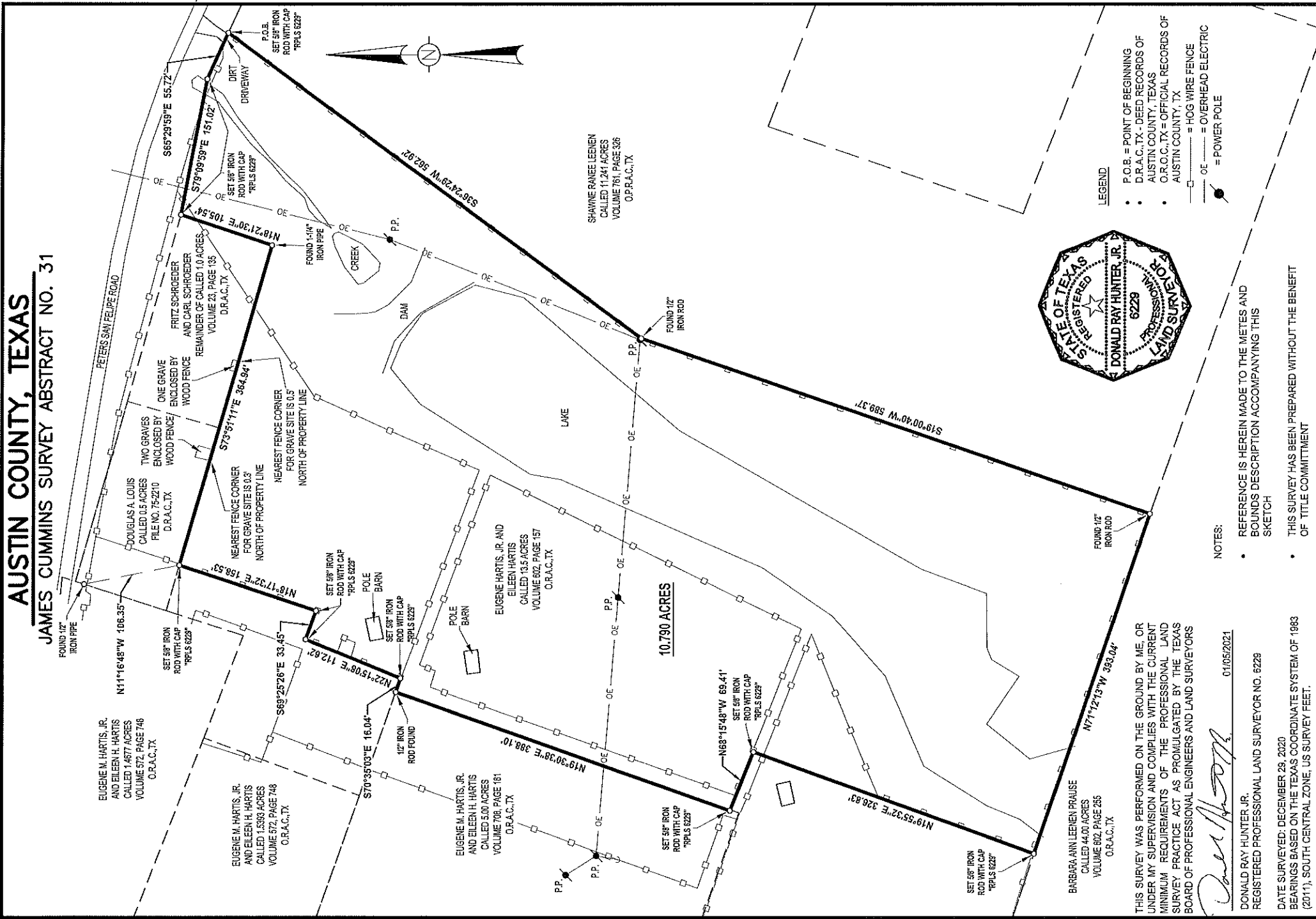
601 Medical Court



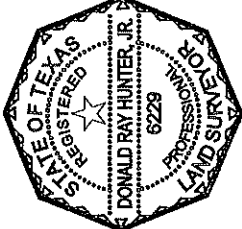
The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

AUSTIN COUNTY, TEXAS

JAMES CUMMINS SURVEY ABSTRACT NO. 31



- LEGEND**
- P.O.B. = POINT OF BEGINNING
 - D.R.A.C. TX = DEED RECORDS OF AUSTIN COUNTY, TEXAS
 - O.R.C.C. TX = OFFICIAL RECORDS OF AUSTIN COUNTY, TX
 - = HOG WIRE FENCE
 - = POWER POLE



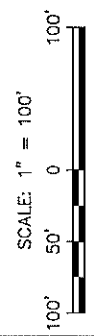
NOTES:

- REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION ACCOMPANYING THIS SKETCH
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT

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.
 DONALD RAY HUNTER, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6228

DATE SURVEYED: DECEMBER 28, 2020
 BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), SOUTH CENTRAL ZONE, US SURVEY FEET.



ORIGINAL SHEET SIZE = 11" X 17"

LAND SURVEY OF A 10.790 ACRE TRACT OUT OF A CALLED 5.00 & 13.5 ACRE TRACT	
SURVEY PREPARED FOR EUGENE & EILEEN HARTIS	TX
ORANGE	DATE: 01/04/2021
DRAWN BY: DRH	DWG. NO.:
CHECKED BY: DRH	DATE: 01/05/2021
SCALE: 1" = 100'	APP.: DRH
PROJECT NO. 20-077	REV. 0
PREPARED BY: HLS SERVICES, LLC 15603 ROSE PINE CT., CYPRESS, TX 77429 PHONE: (832) 890-8007 FIRM NO. 10154614	

BEING A 10.790 ACRE TRACT OF LAND OUT OF AND A PART ALL THAT CERTAIN TRACT CALLED 13.5 ACRES DESCRIBED IN DEED TO EUGENE M. HARTIS, JR. AND EILEEN H. HARTIS RECORDED IN VOLUME 602, PAGE 157 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS (O.R.A.C.,TX) AND OUT OF AND A PART OF A CALLED 5.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO EUGENE M. HARTIS, JR. AND EILEEN H. HARTIS RECORDED IN VOLUME 708, PAGE 181 O.R.A.C.,TX AND SITUATED IN THE JAMES CUMMINS SURVEY, ABSTRACT NO. 31 OF AUSTIN COUNTY, TEXAS. SAID 10.790 TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod with cap stamped "RPLS 6229" set in the south right of way line of Peters San Felipe Road marking the northeast corner of said 13.5 acre tract and the northwest corner of a called 11.241 acre tract of land described in deed to Shawne Rane Leene recorded in Volume 761, Page 326 O.R.A.C.,TX;

THENCE with the west line of said 11.241 acre tract and the east line of said 13.5 acre tract the following two (2) courses;

1. South 36 degrees 24 minutes 29 seconds West 562.92 feet to a 1/2 inch iron rod found;
2. South 19 degrees 00 minutes 40 seconds West 589.37 feet to a 1/2 inch iron rod found in the north line of a called 44.00 acre tract of land described in deed to Barbara Ann Leenen Prause recorded in Volume 602, Page 255 O.R.A.C.,TX marking the southeast corner of said 13.5 acre tract and the southwest corner of said 11.241 acre tract;

THENCE with the north line of said 44.00 acre tract and the south line of said 13.50 acre tract North 71 degrees 12 minutes 13 seconds West 393.04 feet to a 5/8 inch iron rod with cap stamped "RPLS 6229" set marking the southwest corner of the herein described 10.790 acre tract from which a 5/8 inch iron rod found marking the southwest corner of said 13.5 acre tract bears North 71 degrees 12 minutes 13 seconds West 242.95 feet;

THENCE on, over and across said 13.5 acre tract the following two (2) courses:

1. North 19 degrees 55 minutes 32 seconds East 326.83 feet to a 5/8 inch iron rod with cap stamped "RPLS 6229" set;
2. North 68 degrees 15 minutes 48 seconds West at 68.29 feet **passing** a west line of said 13.5 acre tract and the east line of said 5.00 acre tract and continuing in all a total distance of 69.41 feet to a 5/8 inch iron rod with cap stamped "RPLS 6229" set;

THENCE on, over and across said 5.00 acre tract North 19 degrees 30 minutes 38 seconds East 388.10 feet to a 1/2 inch iron rod found marking the northeast corner of said 5.00 acre tract and an interior corner of said 13.5 acre tract;

THENCE on, over and across said 13.5 are tract the following four (4) courses:

1. South 70 degrees 35 minutes 03 seconds East 16.04 feet to a 5/8 inch iron rod with cap stamped "RPLS 6229" set;
2. North 22 degrees 15 minutes 08 seconds East 112.62 feet to a 5/8 inch iron rod with cap stamped "RPLS 6229" set;
3. South 69 degrees 25 minutes 26 seconds East 33.45 feet to a 5/8 inch iron rod with cap stamped "RPLS 6229" set
4. North 18 degrees 17 minutes 32 seconds East 158.53 feet to a 5/8 inch iron rod with cap stamped "RPLS 6229" set in the in the north line of said 13.5 acre tract and the south line of a called 0.5 acre tract of land described in deed to Douglas A. Louis recorded in File No. 75-2210 Deed Records of Austin County, Tx (D.R.A.C.,TX) and the south line of a called 1.0 acre tract of land described in deed to Fritz Schroeder and Carl Schroeder recorded in Volume 23, Page 135 D.R.A.C.,TX;

THENCE with the south line of said 0.5 and 1.0 are tracts and the north line of said 13.5 acre tract South 73 degrees 51 minutes 11 seconds East at 156.64 feet **passing** the southeast corner of said 0.5 acre tract

James Cummins Survey, Abstract No. 31
Austin County, Texas
10.790 Acres
Project No. 20-077

and continuing in all a **total distance** of 364.94 feet to a 1-1/4 inch iron pipe found marking the southeast corner of said 1.0 acre tract and an interior corner of said 13.5 acre tract;

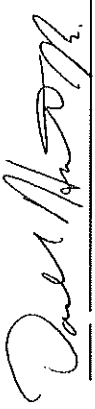
THENCE with the east line of said 1.0 acre tract and a west line of said 13.5 acre tract North 18 degrees 21 minutes 30 seconds East 105.54 feet to a 5/8 inch iron rod with cap stamped "RPLS 6229" set in the south right of way line of Peters San Felipe Road marking the northeast corner of said 1.0 acre tract and a northwest corner of said 13.5 acre tract;

THENCE with the south line of said road and a north line of said 13.5 acre tract the following two (2) courses:

1. South 79 degrees 09 minutes 59 seconds East 151.02 feet to a 5/8 inch iron rod with cap stamped "RPLS 6229" set;
2. South 65 degrees 29 minutes 59 seconds East 55.72 feet to the **POINT OF BEGINNING** of the herein described tract and containing 10.790 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), South 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
Firm No. 10194614
Phone: 832-690-9007

