

WALLER COUNTY, TEXAS
JARED E GROCE SURVEY, ABSTRACT NO. 131

LEGEND

- P.O.B. = POINT OF BEGINNING
- P.P. = POWER POLE
- D.R.W.C.,TX = DEED RECORDS OF WALLER COUNTY, TEXAS
- O.P.R.W.C.,TX = OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS
- OE = OVERHEAD ELECTRIC LINES
- X = BARBED WIRE FENCE

KAYLA BUDESA AND
MICHAEL BUDESA
CALLED 13.637 ACRES
INSTRUMENT NO. 2109876
O.P.R.W.C.,TX

SCALE: 1" = 50'



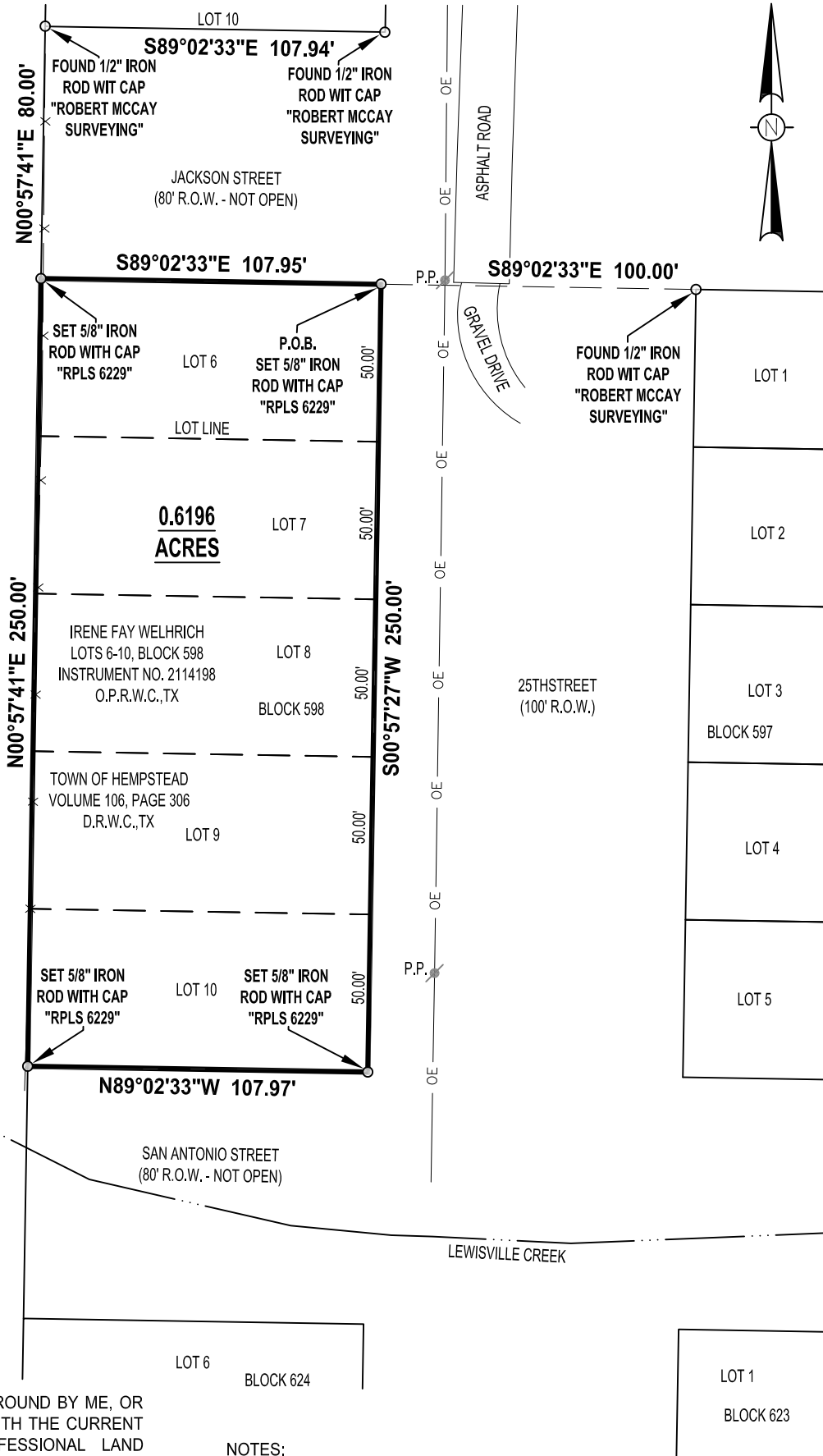
THIS SURVEY WAS PERFORMED ON THE GROUND BY ME, OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEY PRACTICE ACT AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS

Donald Ray Hunter, Jr.

04/14/2022

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

DATE SURVEYED: FEBRUARY 24, 2022
BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM
OF 1983 (2011), SOUTH CENTRAL ZONE, U.S. SURVEY FEET



NOTES:

- LAND SURVEY OF A 0.6196 ACRE TRACT OF LAND BEING ALL OF LOTS 6, 7, 8, 9 AND 10, BLOCK 598 OF THE TOWN OF HEMPSTEAD RECORDED 106, PAGE 306 D.R.W.C.,TX
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS AFFECTING SUBJECT PROPERTY UNKNOWN TO THE SURVEYOR
- REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION ACCOMPANYING THIS SKETCH

LAND SURVEY OF A 0.6196 ACRE TRACT OF LAND
BEING ALL OF LOTS 6, 7, 8, 9 AND 10, BLOCK 598, TOWN OF HEMPSTEAD

PROPERTY ADDRESS
25TH STREET, HEMPSTEAD, TX 77445

REV.	DATE	BY	DESCRIPTION	CHK.

PROJECT NO. 22-041



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

DRAWN BY: KLH

DATE: 02/28/2022

DWG. NO.

REV.

CHECKED BY: DRH

DATE: 04/14/2022

22-041-001

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SCALE: 1" = 50'

APP.: DRH

Jared E Groce Survey, Abstract No.131
Waller County, Texas
0.6196 Acres
Project No. 22-041

METES AND BOUNDS DESCRIPTION OF A 0.6196 ACRE TRACT OF LAND BEING ALL OF LOTS 6, 7, 8, 9 AND 10 OF BLOCK 595 OF THE TOWN OF HEMPSTEAD RECORDED IN VOLUME 106, PAGE 306 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS AND DESCRIBED IN DEED TO IRENE FAY WELHRICH RECORDED IN INSTRUMENT NO. 2114198 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS (O.P.R.W.C.,TX) AND SITUATED IN THE JARED E GROCE SURVEY, ABSTRACT NO. 131 IN WALLER COUNTY, TEXAS. SAID 0.6196 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set 5/8 inch iron rod with cap stamped "RPLS 6229" at the intersection of the west line of Twenty-Fifth Street (100 foot right of way) with south line of Jackson Street (80 foot right of way – not open) marking the northeast corner of a said Lot 6, Block 598 from which a found 5/8 inch iron rod with cap stamped "Robert McCay Surveying" marking the northwest corner of Lot 1, Block 597 bears South 89 degrees 02 minutes 33 seconds East 100.00 feet;

THENCE with the west line of Twenty-Fifth Street and the east line of said Lot 6 **South 00 degrees 57 minutes 27 seconds West** at 50.00 feet **passing** the southeast corner of said Lot 6 and the northeast corner of said Lot 7 at 100.00 feet **passing** the southeast corner of said Lot 7 and the northeast corner of said Lot 8 at 150.00 feet **passing** the southeast corner of said Lot 8 and the northeast corner of said Lot 9 at 200.00 feet **passing** the southeast corner of said Lot 9 and the northeast corner of said Lot 10 and continuing in all **a total distance of 250.00 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" at the intersection of the west line of Twenty-Fifth Street with the north line of San Antonio Street (80 foot right of way – Not Open) marking the southeast corner of said Lot 10;

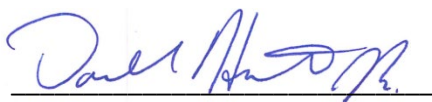
THENCE with the south line of said Lot 10 and the north line of San Antonio Street **North 89 degrees 02 minutes 33 seconds West 107.97 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the east line of a called 13.637 acre tract of land described in deed to Kayla Budesá and Michael Budesá recorded in Instrument No. 2109876 O.P.R.W.C.,TX marking the southwest corner of said Lot 10;

THENCE with the west line of said Lot 10 and the east line of said 13.637 feet **North 00 degrees 57 minutes 41 seconds East** at 50.00 feet **passing** the northwest corner of said Lot 10 and the southwest corner of said Lot 9 at 100.00 feet **passing** the northwest corner of said Lot 9 and the southwest corner of said Lot 8 at 150.00 feet **passing** the northwest corner of said Lot 8 and the southwest corner of said Lot 7 at 200.00 feet **passing** the northwest corner of said Lot 7 and the southwest corner of said Lot 6 and continuing in all **a total distance of 250.00 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the south line of Jackson Street marking the northwest corner of said Lot 6;

THENCE with the north line of said Lot 6 and the south line of Jackson Street **South 89 degrees 02 minutes 33 seconds East 107.95 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 0.6196 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
15803 Rose Pine Ct., Cypress, Tx. 77429

