

WASHINGTON COUNTY, TEXAS

G. BORDAN SURVEY ABSTRACT NO. 14

LEGEND

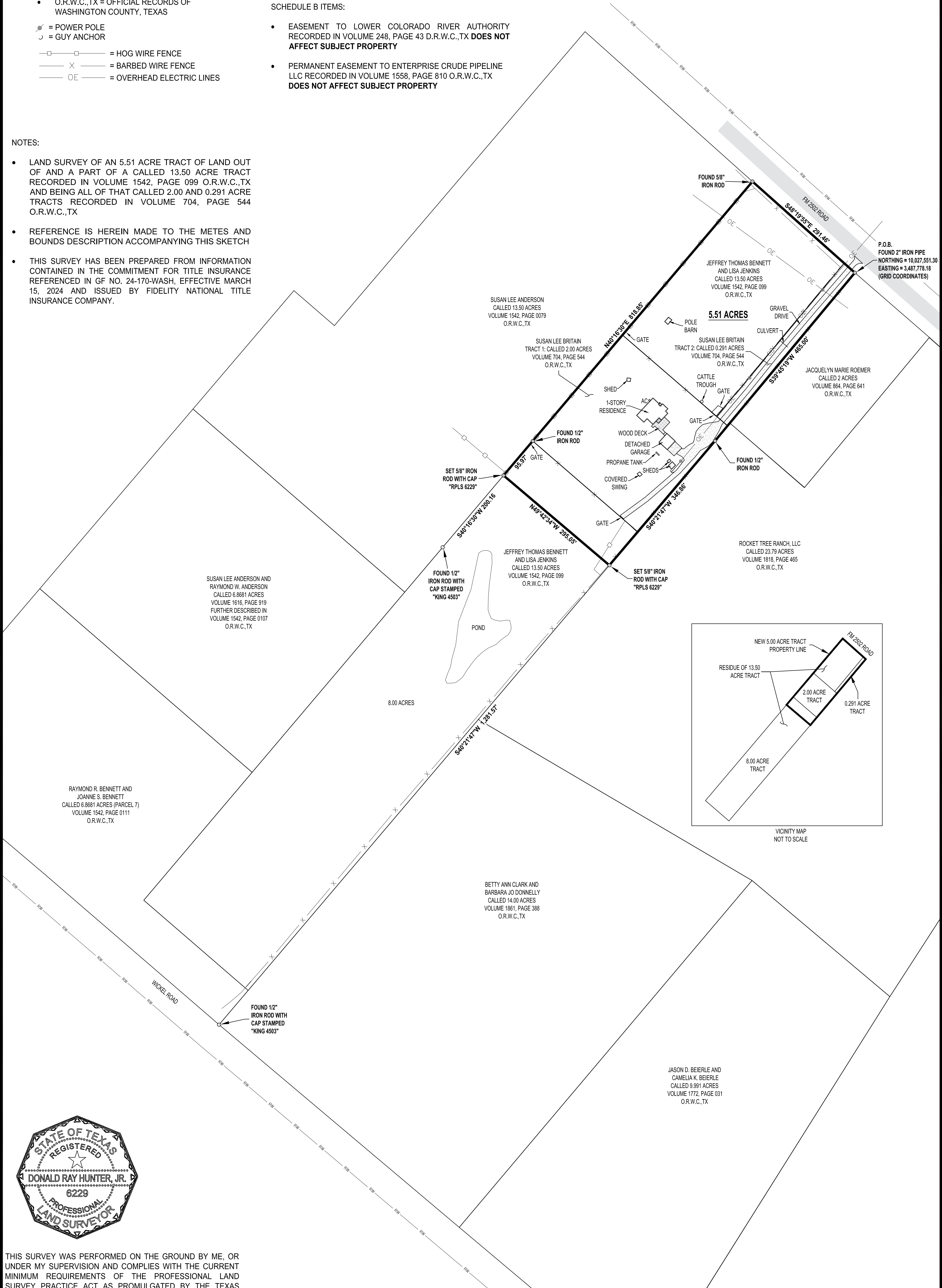
- P.O.B. = POINT OF BEGINNING
- D.R.W.C.,TX = DEED RECORDS OF WASHINGTON COUNTY, TEXAS
- O.R.W.C.,TX = OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
- = POWER POLE
- = GUY ANCHOR
- = HOG WIRE FENCE
- X— = BARBED WIRE FENCE
- OE— = OVERHEAD ELECTRIC LINES

SCHEDULE B ITEMS:

- EASEMENT TO LOWER COLORADO RIVER AUTHORITY RECORDED IN VOLUME 248, PAGE 43 D.R.W.C.,TX **DOES NOT AFFECT SUBJECT PROPERTY**
- PERMANENT EASEMENT TO ENTERPRISE CRUDE PIPELINE LLC RECORDED IN VOLUME 1558, PAGE 810 O.R.W.C.,TX **DOES NOT AFFECT SUBJECT PROPERTY**

NOTES:

- LAND SURVEY OF AN 5.51 ACRE TRACT OF LAND OUT OF AND A PART OF A CALLED 13.50 ACRE TRACT RECORDED IN VOLUME 1542, PAGE 099 O.R.W.C.,TX AND BEING ALL OF THAT CALLED 2.00 AND 0.291 ACRE TRACTS RECORDED IN VOLUME 704, PAGE 544 O.R.W.C.,TX
- REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION ACCOMPANYING THIS SKETCH
- THIS SURVEY HAS BEEN PREPARED FROM INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE REFERENCED IN GF NO. 24-170-WASH, EFFECTIVE MARCH 15, 2024 AND ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.



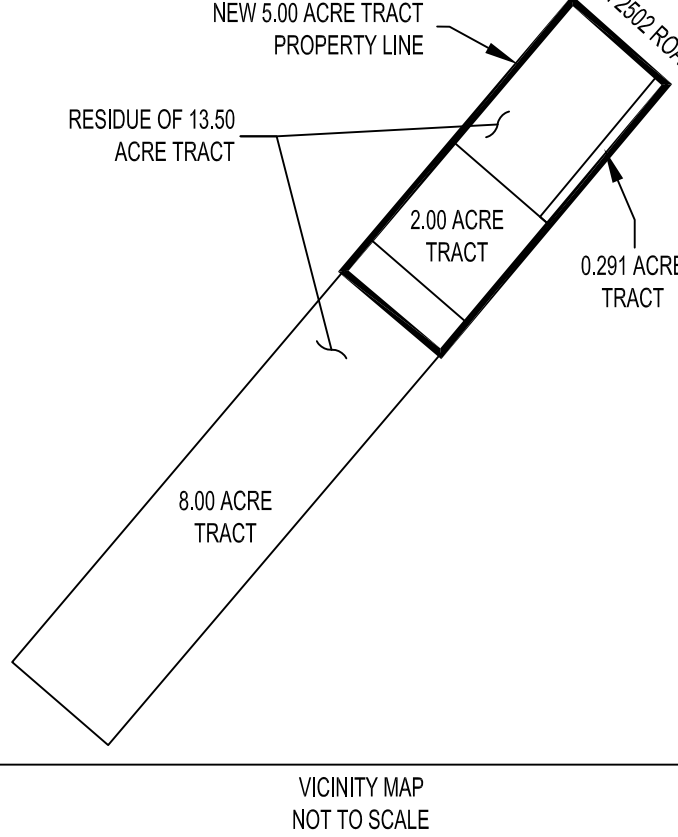
RAYMOND R. BENNETT AND
JOANNE S. BENNETT
CALLED 6.8681 ACRES (PARCEL 7)
VOLUME 1542, PAGE 0111
O.R.W.C.,TX

SUSAN LEE ANDERSON AND
RAYMOND W. ANDERSON
CALLED 6.8681 ACRES
VOLUME 1816, PAGE 919
FURTHER DESCRIBED IN
VOLUME 1542, PAGE 0107
O.R.W.C.,TX

BETTY ANN CLARK AND
BARBARA JO DONNELLY
CALLED 14.00 ACRES
VOLUME 1861, PAGE 388
O.R.W.C.,TX

JASON D. BEIERLE AND
CAMELIA K. BEIERLE
CALLED 9.991 ACRES
VOLUME 1772, PAGE 031
O.R.W.C.,TX

ROCKET TREE RANCH, LLC
CALLED 23.79 ACRES
VOLUME 1818, PAGE 465
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.
04/01/2024
DONALD RAY HUNTER JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229

DATE SURVEYED: MARCH 22, 2024
BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), CENTRAL ZONE, US SURVEY FEET.

ORIGINAL SHEET SIZE = 22" X 34"

						LAND SURVEY OF A 5.51 ACRE TRACT BEING A PORTION OF A 13.50 ACRE TRACT AND ALL OF A 2.00 AND 0.291 ACRE TRACT				
						PROPERTY ADDRESS 4392 FM 2502, BURTON, TX 77835				
REV.	DATE	BY	DESCRIPTION		CHK.	DRAWN BY: DRH		DATE: 03/29/2024	DWG. NO.	REV.
PROJECT NO. 24-024						CHECKED BY: DRH		DATE: 03/31/2024	24-024-001	0
 PREPARED BY: HLS SERVICES, LLC 15803 ROSE PINE CT., CYPRESS, TX 77429 PHONE: (832) 690-9007						SCALE: 1" = 100'		APP.: DRH		

G. Borden Survey, Abstract No. 14
Washington County, Texas
5.51 Acres
Project No. 24-024

METES AND BOUNDS DESCRIPTION OF A 5.51 ACRE TRACT OF LAND OUT OF AND A PART OF A CALLED 13.50 ACRE TRACT OF LAND DESCRIBED IN DEED TO JEFFREY THOMAS BENNETT AND LISA JENKINS RECORDED IN VOLUME 1542, PAGE 099 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS (O.R.W.C.,TX) AND BEING ALL OF THAT CALLED 2.00 AND 0.291 ACRE TRACT DESCRIBED IN DEED TO SUSAN LEE BRITIAN RECORDED IN VOLUME 704, PAGE 544 O.R.W.C.,TX AND SITUATED IN THE G. BORDEN SURVEY, ABSTRACT NO. 14 OF WASHINGTON COUNTY, TEXAS. SAID 5.51 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 2 inch iron pipe (grid coordinates of Northing= 10,027,551.30 Easting= 3,487,778.18) in the southwest right of way line of Farm to Market Road 2502 marking the most easterly corner of said 13.50 acre tract, the most easterly corner of said 0.291 acre tract and the most northerly corner of a called 2 acre tract of land described in deed to Jacquelyn Marie Roemer recorded in Volume 864, Page 641 O.R.W.C.,TX;

Thence with the southeast line of said 13.50 acre tract, the southeast line of said 0.291 acre tract and the northwest line of said 2 acre tract **South 39 degrees 45 minutes 15 seconds West** at 415.72 feet **passing** the most westerly corner of said 2 acre tract and the most westerly northwest corner of a called 23.79 acre tract of land described in deed to Rocket Tree Ranch, LLC recorded in Volume 1818, Page 465 O.R.W.C.,TX from which a found 1/2 inch iron rod with cap stamped "RPLS 5935" falls 0.35 feet southeast of this line at 423.30 feet **passing** the most southerly corner of said 0.291 acre tract and the most easterly corner of said 2.00 acre tract from which a found 1/2 inch iron rod falls 0.37 feet southeast of this line and continuing in all a **total distance of 465.00 feet** to a found 1/2 inch iron rod marking an angle point in said 13.50 acre tract, said 2.00 acre tract and said 23.79 acre tract;

Thence with the southeast line of said 13.50 acre tract, the southeast line of said 2.00 acre tract and the northwest line of said 23.79 acre tract **South 40 degrees 21 minutes 47 seconds West** at 253.70 feet **passing** the most southerly corner of said 2.00 acre tract from which a found 1/2 inch iron rod falls 0.45 feet northwest of this line and continuing in all a **total distance of 346.86 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the most southerly corner of the herein described tract and the most easterly corner of an 8.00 acre tract this day surveyed from which a found 1/2 inch iron rod with cap stamped "King 4503" bears South 40 degrees 21 minutes 47 seconds West 1,281.57 feet;

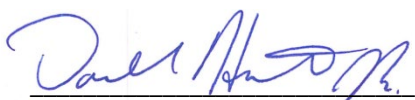
Thence on, over and across said 13.50 acre tract and with the northeast line of said 8.00 acre tract this day surveyed **North 49 degrees 42 minutes 34 seconds West 295.05 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the northwest line of said 13.50 acre tract and the southeast line of a called 13.50 acre tract of land described in deed to Susan Lee Anderson recorded in Volume 1542, Page 0079 O.R.W.C.,TX marking the most westerly corner of the herein described tract and the most northerly corner of an 8.00 acre tract this day surveyed from which a found 1/2 inch iron rod with cap stamped "King 4503" bears South 40 degrees 16 minutes 30 seconds West 200.16 feet;

Thence with the southeast line of said Anderson 13.50 acre tract and the northwest line of said Jenkins 13.50 acre tract **North 40 degrees 16 minutes 30 seconds East** at 95.97 feet **passing** a found 1/2 inch iron rod marking the most westerly corner of said 2.00 acre tract at 391.48 feet **passing** a found 1/2 inch iron rod marking the most northerly corner of said 2.00 acre tract and continuing in al a **total distance of 818.85 feet** to a found 5/8 inch iron rod in the southwest right of way line of FM 2502 marking the most northerly corner of said Jenkins 13.50 acre tract and the most easterly corner of said Anderson 13.50 acre tract;

THENCE with the southwest right of way line of FM 2502 and the northeast line of said Jenkins 13.50 acre tract **South 48 degrees 19 minutes 55 seconds East** at 261.03 feet **passing** the most northerly corner of said 0.291 acre tract from which a found 1/2 inch iron rod falls 0.37 feet southwest of this line and continuing in all a **total distance of 291.46 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 5.51 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 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

