

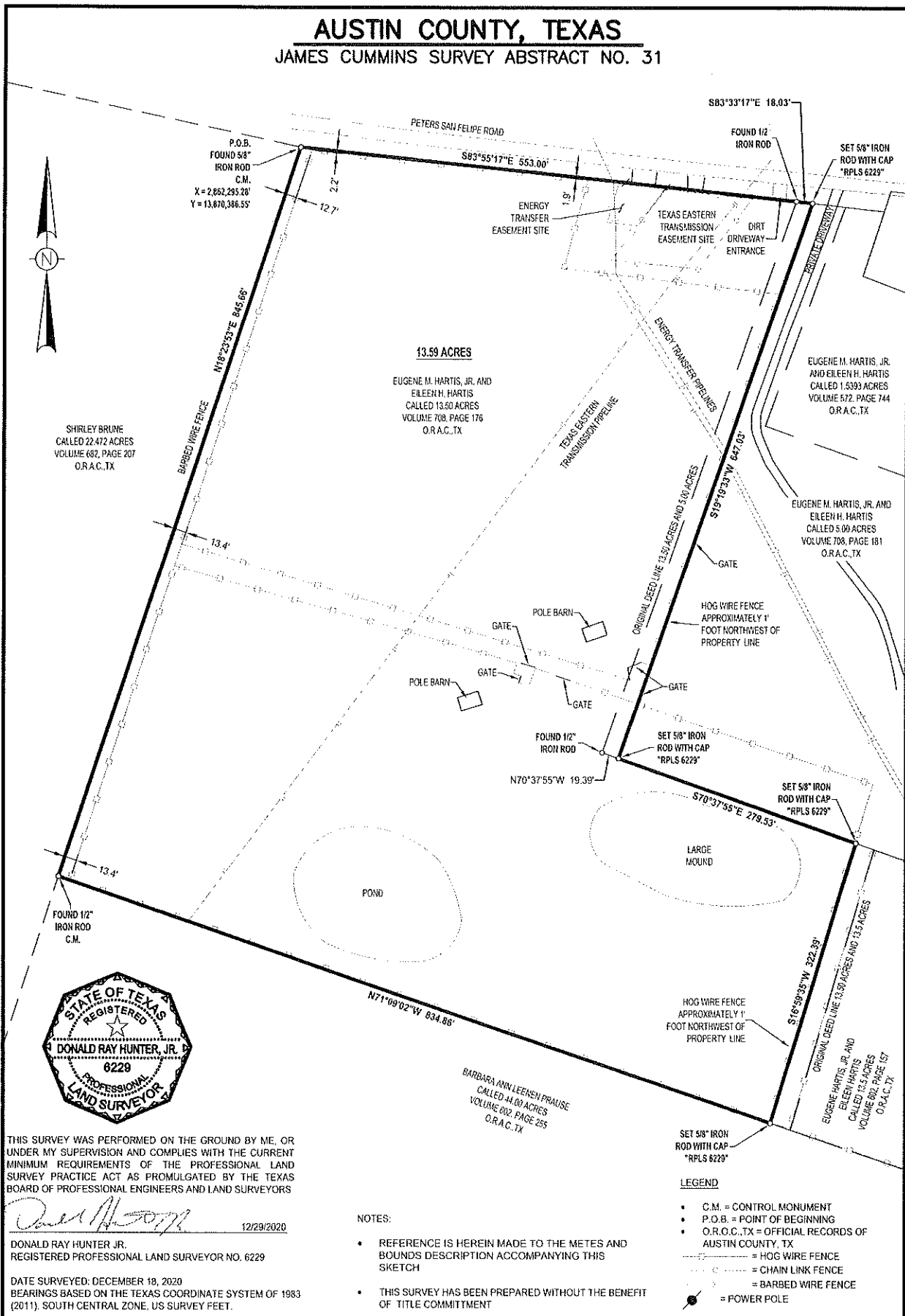


 Boundary



# AUSTIN COUNTY, TEXAS

## JAMES CUMMINS SURVEY ABSTRACT NO. 31



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.*  
 12/29/2020

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

DATE SURVEYED: DECEMBER 18, 2020  
 BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), SOUTH CENTRAL ZONE, US SURVEY FEET.

- 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

- LEGEND
- C.M. = CONTROL MONUMENT
  - P.O.B. = POINT OF BEGINNING
  - O.R.C., TX = OFFICIAL RECORDS OF AUSTIN COUNTY, TX
  - = HOG WIRE FENCE
  - - - - - = CHAIN LINK FENCE
  - = BARBED WIRE FENCE
  - ⦿ = POWER POLE

SCALE: 1" = 100' 		SURVEY OF A 13.59 ACRE TRACT OUT OF A 5.00 AND 13.50 ACRE TRACT											
ORIGINAL SHEET SIZE = 11" X 17"	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> <th>CHK.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>12/29/20</td> <td>DRH</td> <td>SHIFTED SOUTHEAST LINE PER REQUEST</td> <td>DRH</td> </tr> </tbody> </table>	REV.	DATE	BY	DESCRIPTION	CHK.	1	12/29/20	DRH	SHIFTED SOUTHEAST LINE PER REQUEST	DRH	SURVEY PREPARED FOR EUGENE & EILEEN HARTIS	
REV.	DATE	BY	DESCRIPTION	CHK.									
1	12/29/20	DRH	SHIFTED SOUTHEAST LINE PER REQUEST	DRH									
PROJECT NO. 20-077		DRAWN BY: DRH	DATE: 12/19/2020										
PREPARED BY: HLS SERVICES, LLC 15803 ROSE PINE CT., CYPRESS, TX 77429 PHONE: (832) 690-9007 FIRM NO. 10194614		CHECKED BY: DRH	DATE: 12/29/2020										
SCALE: 1" = 100'		APP: DRH	DWG. NO. 20-077-01										
		TX	REV. 1										

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

BEING A 13.59 ACRE TRACT OF LAND OUT OF AND A PART ALL THAT CERTAIN TRACT CALLED 13.50 ACRES DESCRIBED IN DEED TO EUGENE M. HARTIS, JR. AND EILEEN H. HARTIS RECORDED IN VOLUME 708, PAGE 176 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS (O.R.A.C.,TX) AND OUT OF AND A PART OF THAT ALL CERTAIN TRACT CALLED 5.00 ACRES 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 13.59 TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a found 5/8 inch iron rod in the south right of way line of Peters San Felipe Road marking the northwest corner of said Hartis 13.50 acre tract and the northeast corner of a called 22.472 acre tract of land described in deed to Shirley Brune recorded in Volume 682, Page 207 O.R.A.C.,TX and having state plane coordinate values of Northing: 13,870,386.55ft, Easting: 2,862,295.28ft;

**THENCE** with the south right of way of San Felipe Road and the north line of said Hartis 13.50 acre tract South 83 degrees 55 minutes 17 seconds East 553.00 feet to a 1/2 inch iron rod found marking the most northerly northeast corner of said Hartis 13.50 acre tract and the most northerly northwest corner of said 5.00 acre tract;

**THENCE** continuing with the south right of way line of San Felipe Road and the north line of said 5.00 acre tract South 83 degrees 33 minutes 17 seconds East 18.03 feet to a 5/8 inch iron rod with cap "RPLS 6229" set marking the most northerly northeast corner of the herein described 13.50 acre tract from which a 1/2 inch iron pipe found in the south right of way line bears South 83 degrees 33 minutes 17 seconds East 505.43 feet;

**THENCE** on, over and across said 5.00 acre tract South 19 degrees 19 minutes 33 seconds West 647.03 feet to a 5/8 inch iron rod with cap "RPLS 6229" set in the south line of said 5.00 acre tract and a north line of said Hartis 13.50 acre tract from which a 1/2 inch iron rod found marking an interior corner of said Hartis 13.50 acre tract bears North 70 degrees 37 minutes 55 seconds West 19.39 feet;

**THENCE** with the south line of said 5.00 acre tract and a north line of said Hartis 13.50 acre tract South 70 degrees 37 minutes 55 seconds East 279.53 feet to a 5/8 inch iron rod with cap "RPLS 6229" set marking the most easterly corner of the herein described tract;

**THENCE** on, over and across said Hartis 13.50 acre tract South 16 degrees 59 minutes 35 seconds West 322.39 feet to a 5/8 inch iron rod with cap "RPLS 6229" set in the south line of said Hartis 13.50 acre tract and 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;

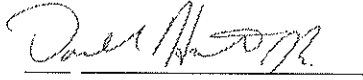
**THENCE** with the south line of said Hart 13.50 acre tract and the north line of said 44.00 acre tract North 71 degrees 09 minutes 02 seconds West 834.86 feet to a 1/2 inch iron rod found in the east line of said 22.472 acre tract marking the most westerly corner of said Hartis 13.50 acre tract and the northwest corner of said 44.00 acre tract;

**THENCE** with the east line of said 22.472 acre tract and the west line of said Hartis 13.50 acre tract North 18 degrees 23 minutes 53 seconds East 845.66 feet to the **POINT OF BEGINNING** of the herein described tract and containing 13.59 acres within these metes and bounds.

Reference is herein made to the sketch accompanying this metes and bounds description

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

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

