

# HEARITIGE SURVEYING, CO.

TIM. D. HEARITIGE  
727 West Point Loop  
West Point, Texas 78963

Registered Professional Land Surveyor No. 5036  
Licenced State Land Surveyor  
Phone (979)242-3485

December 17, 2024

**FIELD NOTE DESCRIPTION OF 0.177 ACRES OF LAND OUT OF THE A. HARRINGTON SURVEY, ABSTRACT NO. 55, IN WASHINGTON COUNTY, TEXAS, AND BEING A REMAINING PORTION OF LOTS 51, 52, AND 53, OF COLLEGE HEIGHTS ADDITION, A SUBDIVISION IN WASHINGTON COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET FILE NUMBER 6-B OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, AND BEING THOSE SAME TRACTS OF LAND CONVEYED TO JOSE RODRIGUEZ AVALOS IN A DEEDS AS RECORDED IN VOLUME 1579 PAGE 92 AND VOLUME 1579 PAGE 95, BOTH OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2" iron rod found in the easterly right-of-way line of Brown Street, being in the common line between Lots 53 and 54 of the College Heights Addition, a Subdivision in Washington County, Texas, according to the map or plat thereof recorded in Plat Cabinet File Number 6-B of the Plat Records of Washington County, Texas, and being at the most southwesterly corner of that certain (0.093 acre) tract of land conveyed to Jose Rodriguez Avalos in a deed as recorded in Volume 1579 Page 95 of the Official Records of Washington County, Texas, and also being at the most northwesterly corner of that certain (Tract Twenty Five-Lot 54) tract of land conveyed to Home Town Properties, l.p., a Texas Limited Partnership, in a deed as recorded in Volume 1401 Page 1004 of the Official Records of Washington County, Texas, and another 3/8" iron rod found bears **S 13 deg. 26' 31" E 51.39 feet**, and from that iron rod another 1/2" iron rod found bears **S 15 deg. 26' 17" E 98.61 feet**, and from that iron rod a chain link fence corner found bears **S 15 deg. 47' 47" E 100.14 feet**,

**THENCE**, with the easterly right-of-way line of Brown Street, being the westerly lines of the Avalos tracts, **N 14 deg. 43' 49" W 150.00 feet** to a point at the most northwesterly corner of that certain (Lots 51 & 52) tract of land conveyed to Jose Rodriguez Avalos in a deed as recorded in Volume 1579 Page 92 of the Official Records of Washington County, Texas, being for the most northwesterly corner of this tract, and from which a 1/2" iron rod found bears **N 14 deg. 43' 49" W 9.12 feet**,

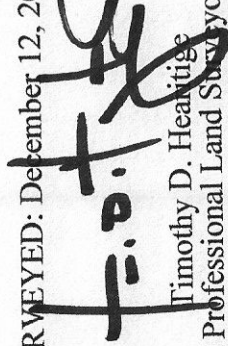
**THENCE**, leaving the easterly right-of-way line of Brown Street, and with the common line between Lots 50 and 51, being the northerly line of the Avalos tracts, **N 75 deg. 20' 20" E 5.58 feet** to a point in the easterly right-of-way line of Blue Bell Road (F.M. No. 577), being at the most northeasterly corner of the Avalos tracts, being for the most northeasterly corner of this tract, and from which a 1/2" iron rod found bears **N 46 deg. 10' 32" W 10.70 feet**,

**THENCE**, with the easterly right-of-way line of Blue Bell Road (F.M. No. 577), being the northeasterly lines of the Avalos tracts, **S 46 deg. 10' 32" E 175.95 feet**, to a 1/2" iron rod found in the common line between Lots 53 and 54, being at the most easterly corner of the Avalos tracts, and being for the most southeasterly corner of this tract,

**THENCE**, leaving the easterly right-of-way line of Blue Bell Road (F.M. No. 577), and with the common line between Lots 53 and 54, and being the common line between the Avalos tracts and the Home Town Properties, tract **S 75 deg. 20' 20" W 97.37 feet** to the **PLACE OF BEGINNING**, in all containing **0.177 acres** of land.

SURVEYED: December 12, 2024

BY:



Timothy D. Hearitige  
Registered Professional Land Surveyor No. 5036

see accompanying map no. C 240098

CONFIDENTIAL - SECURITY INFORMATION

Approved: [Signature]

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**SURVEY MAP OF:**

0.177 ACRES OF LAND OUT OF THE A. HARRINGTON SURVEY, ABSTRACT NO. 55, IN WASHINGTON COUNTY, TEXAS, AND BEING A REMAINING PORTION OF LOTS 51, 52, AND 53, OF COLLEGE HEIGHTS ADDITION, A SUBDIVISION IN WASHINGTON COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET FILE NUMBER 6-B OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, AND BEING THOSE SAME TRACTS OF LAND CONVEYED TO JOSE RODRIGUEZ AVALOS IN A DEEDS AS RECORDED IN VOLUME 1579 PAGE 92 AND VOLUME 1579 PAGE 95, BOTH OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS. LOCATED AT 810 BROWN STREET, IN BRENHAM.

SCALE 1" = 25'

Lot 50

storm sewer inlet

$S46^{\circ}10'32"E$   
10.70'

$N75^{\circ}20'20"E$   
5.58'

end of fence

5' additional R.O.W. 352/879

Lot 51

R.O.W.  
(0.21 acres)  
272/428

**BLUE BELL ROAD**  
F.M. Road No. 577

edge of paving

Jose Rodriguez Avalos (Lots 51 & 52) 1579/92

**LEGEND**

- ⊙ 1/2" Iron Rod Found
- 3/8" Iron Rod Found
- ||— Wood Fence
- Overhead Utility Line
- ( ) Record Bearing & Distance

Lot 52

$S46^{\circ}10'32"E$  175.95'

20' building line

$N15^{\circ}05'58"W$  50.85'  
( $N15^{\circ}00'00"W$  50.00')

$N14^{\circ}58'31"W$  49.93'  
( $N15^{\circ}00'00"W$  50.00')

$N14^{\circ}43'49"W$  150.00'  
( $N15^{\circ}00'00"W$  150.00')

conc. curb & gutter

16' building line

conc. cov'd conc.

13' 7' 12'

Jose Rodriguez Avalos (0.093 acres - Lot 53) 1579/95

Lot 53

5' building line

Home Town Properties, i.p., a Texas Limited Partnership (Tract Twenty-Five-Lot 54) 1401/1004

R.O.W. 273/585

Lot 54

**COLLEGE HEIGHTS ADDITION TO THE CITY OF BRENHAM 6B**

$(S15^{\circ}00'00"E$  50.00')  
 $S13^{\circ}26'31"E$  51.39'

$S74^{\circ}46'37"W$  40.07'

**BROWN STREET**

$N14^{\circ}51'17"W$  149.76'  
( $N15^{\circ}00'00"W$  150.00')

$(S15^{\circ}00'00"E$  100.00')  
 $S15^{\circ}26'17"E$  98.61'

NOTE: There are NO easements or restrictions shown on the plat recorded in Plat Cabinet File No. 64, of the Plat Records of Washington County, Texas.

SEE ACCOMPANYING FIELD NOTE DESCRIPTION

**HEARTIGE SURVEYING CO.**

727 West Point Loop, West Point, Texas 78963  
C 240098 (979)242-3485

TO Codylyn Hazel,  
Clayton Hazel,  
Botts Title Company  
(G.F. No WA-24-279)  
x Chicago Title Insurance Company,

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property has access to and from a dedicated road. This property is located in Zone X (other areas-determined to be outside the 1% annual chance of flood) according to the Federal Emergency Management Agency Flood Insurance Rate Map 480648 0295. Dated August 16, 2011.



THIS the 12th day of DECEMBER, A.D. 2024,

BY **T.D.H.**  
Timothy D. Hearitage  
Reg. Professional Surveyor No. 5036



# HEARITIGE SURVEYING, CO.

Tim. D. Hearitige      R.P.L.S. No. 5036      L.S.L.S.  
727 West Point Loop, West Point Texas 78963  
Phone No. (979) 242-3485

DATE	DESCRIPTION	CHARGES	CREDITS	BALANCE
12/17/2024	SURVEY MAP OF: 0.177 ACRES OF LAND OUT OF THE A. HARRINGTON SURVEY, ABSTRACT NO. 55, IN WASHINGTON COUNTY, TEXAS, AND BEING A REMAINING PORTION OF LOTS 51, 52, AND 53, OF COLLEGE HEIGHTS ADDITION, A SUBDIVISION IN WASHINGTON COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET FILE NUMBER 6-B OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, AND BEING THOSE SAME TRACTS OF LAND CONVEYED TO JOSE RODRIGUEZ AVALOS IN A DEEDS AS RECORDED IN VOLUME 1579 PAGE 92 AND VOLUME 1579 PAGE 95, BOTH OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, LOCATED AT 810 BROWN STREET, IN BRENNHAM.	\$800.00		

TAX      \$ 54.00

TOTAL DUE      \$854.00

# HEALTHIGER SCHULEN

1917 - 1918

1917 - 1918

1917 - 1918

DATE	DESCRIPTION
1917	...
1918	...

1917 - 1918

1917 - 1918

1917 - 1918