

LINDA NEELEY
V. 1129, P. 399

FOUND 1/2" IRON ROD
(NORTHWEST CORNER
617.609 ACRE TRACT)

ANDREW WILLETT SURVEY A-943

FOUND 1/2" IRON ROD

N60°46'28"E
2280.98'

35' UTILITY EASEMENT
MARY JEANETTE BOSWELL
V. 691, P. 702
35' ACCESS EASEMENT
MARY JEANETTE BOSWELL
V. 691, P. 707

N60°46'28"E
667.48'

SET 5/8" IRON ROD

EASEMENT
BRAZOS RIVER
TRANSMISSION
ELECTRIC COOPERATIVE, INC.
V. 358, P. 304

ALL BEARINGS ARE BASED
ON TRUE NORTH.

ELECTRIC
TRANSMISSION LINE

TRACT 5
THETA HOLDINGS, INC.
V. 1200, P. 82

TRACT 6
54.362
ACRES
TOTAL

TRACT 7
THETA HOLDINGS, INC.
V. 1200, P. 82

TRACT 8

S29°08'08"E-3402.07'

3325.77'

N28°27'08"W

S29°45'02"E

0.304 ACRES IN ROAD
54.061 ACRES NET

ELECTRIC
TRANSMISSION LINE

170' EASEMENT AND
RIGHT-OF-WAY
TEXAS POWER & LIGHT COMPANY
V. 487, P. 997

OVERHEAD
ELECTRIC
CHANNEL EASEMENT
STATE OF TEXAS
"TRACT No. 2"
V. 405, P. 348

CONCRETE
WATER
TROUGH
WELL HOUSE

OVERHEAD
ELECTRIC

SET 5/8" IRON ROD
(OFFSET 26.37')

SET 1/2" IRON ROD

SET 5/8" IRON ROD

S60°14'58"W
~401.67'

N58°49'02"E-2242.74'

FOUND 1/2" IRON ROD
(SOUTHWEST CORNER
617.609 ACRES)

S68°41'56"W
CHORD-344.89'
ARC-346.60'
RADIUS-1004.93'

SET 1/2" IRON ROD

F. M. HIGHWAY 934 (100')

HCR #4439

BAKER FAMILY RANCH, LTD.
V. 877, P. 497

PLAT SHOWING THE SURVEY OF 54.362 ACRES OF LAND LYING AND SITUATED IN THE ANDREW WILLETT SURVEY A-943 IN HILL COUNTY, TEXAS. SAID LAND IS A PART OF THAT CERTAIN 617.609 ACRE TRACT DESCRIBED IN A DEED FROM RICHARD SAMUEL BAKER TO THETA HOLDINGS, INC. RECORDED IN VOLUME 1200, P. 82 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY.

FIELD NOTES OF EVEN DATE ACCOMPANY THIS PLAT.

THIS PLAT REPRESENTS A SURVEY
MADE ON THE GROUND BY ME OR
UNDER MY RESPONSIBLE SUPERVISION.



TRACT 6
THETA
HOLDINGS, INC.

SURVEYED BY
INCE SURVEYING & ENGINEERING
407 ANGELINA STREET
WHITNEY, TEXAS 76692

SCALE 1"=400' SN021015J 01/11/03

INCE SURVEYING & ENGINEERING
407 ANGELINA STREET
WHITNEY, TEXAS 76692
PHONE: (254)694-7708
Fax: (254)694-7230

Tract 6

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the Andrew Willett Survey A-943 in Hill County, Texas. Said land is a part of that certain 617.609 acre tract described in a deed from Richard Samuel Baker to Theta Holdings, Inc. recorded in Volume 1200, Page 82 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the north line of said 617.609 acre tract for the southeast corner of that certain 313 acre tract described in a deed to Linda Neeley Recorded in Volume 1129, Page 399 of the Official Public Records of Hill County, for the southwest corner of that certain 217.5 acre tract described in a deed to Mary Jeanette Boswell recorded in Volume 485, Page 293 of the Deed Records of Hill County for the northwest corner of this, said rod being N60°46'28"E 2280.98 feet from a 1/2" iron rod found for the northwest corner of said 617.609 acre tract;

THENCE with the south line of said Boswell tract and with the north line of said 617.609 acre tract, N60°46'28"E 667.48 feet to a 5/8" iron rod set for the northeast corner of this;

THENCE S29°45'02"E, at 3343.11 feet passing a 5/8" iron rod set for offset, in all a distance of 3369.48 feet to a 1/2" iron rod set in the south line of said 617.609 acre tract, in the north line of that certain tract described in a deed to Baker Family Ranch, Ltd. recorded in Volume 877, Page 497 of the Official Public Records of Hill County, and in the center of HCR #4439 for the southeast corner of this;

THENCE with the north line of said Baker tract, with the south line of said 617.609 acre tract, and with the center of HCR #4439, S60°14'58"W 401.67 feet to a 1/2" iron rod set in the north line of F. M. Highway 934;

THENCE continuing with the south line of said 617.609 acre tract and with the north line of F. M. Highway 934 and along a curve to the left having a radius of 1004.93 feet, S68°41'56"W for a chord distance of 344.89 feet, an arc distance of 346.60 feet, to a 5/8" iron rod set for the southwest corner of this;

THENCE N28°27'08"W 3325.77 feet to the place of beginning containing 54.362 acres of land, of which approximately 0.304 acres lies in a public road.

A plat of even date accompanies these field notes.




Registered Professional Land Surveyor
01/11/03

