

LEGAL DESCRIPTION
52.343 ACRES

STATE OF TEXAS
COUNTY OF KAUFMAN

BEING all that certain tract or parcel of land in the T. Hunt Survey, A-201, Kaufman County, Texas, and being a part of that collied Tract No. 1, of 142.3 acres as conveyed from Jessie M. Embry and H.W. Embry to John E. Hamm, Jr., as recorded in Volume 423, Page 16, and being a part of the called 90.08 acre tract as conveyed from John E. Hamm and Norma J. Hamm to James S. Hamm, as recorded in Volume 1089, Page 901, of the Deed Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a point in the southwest line of said 142.3 acre tract, said point being in the centerline of County Road No. 322, and being at the south corner of a 10,000 acre tract conveyed to James P. Rogers and Rachael L. Rogers, as recorded in Volume 5181, Page 580, a 1/2" iron rod set for witness bears N44°59'07"E, 25.00 feet;

THENCE N44°59'07"E, along the southeast line of said Rogers tract, a distance of 1204.65 feet to a 1/2" iron rod set for corner;

THENCE N44°53'49"E, along the northeast line of said Rogers tract, a distance of 361.39 feet to a 1/2" iron rod found for corner at the east corner of a 1,500 acre tract conveyed to Charles Smith, as recorded in Volume 2584, Page 141;

THENCE N44°45'20"W, a distance of 54.53 feet to a 1/2" iron rod found for corner of the north corner of said Smith 1,500 acre tract, said point being in the southwest line of said Hamm 90.08 acre tract;

THENCE N44°50'20"E, a distance of 1189.23 feet to an old rusty 1" iron pipe found for corner;

THENCE S44°53'49"E, along the northeast line of said Hamm 90.08 acre tract, a distance of 1108.67 feet to a cross tie fence corner post at the north corner of a 13,877 acre tract conveyed to Robert Bolles Cameron, as recorded in Volume 1279, Page 857;

THENCE S42°24'04"W, a distance of 2401.08 feet to a point in the centerline of County Road No. 322, a 1/2" iron rod set for witness bears N42°24'04"E, 23.97 feet;

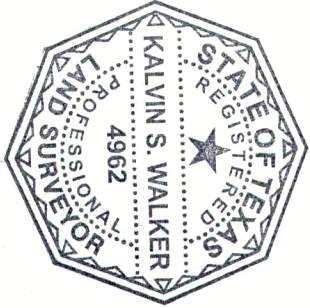
THENCE N44°42'48"W, along the centerline of County Road No. 322, a distance of 798.18 feet to the POINT OF BEGINNING and containing 52.343 acres of land.

Surveyor's Certificate

I, Kalvin S. Walker, Registered Professional Land Surveyor, do hereby certify that the plot shown hereon accurately represents the property as determined by an on the ground survey made under my direction and supervision and that all corners are as shown hereon.

There are no visible encroachments, conflicts or protrusions apparent, on the ground, except as shown.

Kalvin S. Walker
KALVIN S. WALKER
Date: 12/15/17, Project No. 17054



BOUNDARY SURVEY

52.343 ACRES IN THE T. HUNT SURVEY, A-201

VANNOY SURVEYORS, INC.

P.O. BOX 249 ~ 306 N. ADELDADE ST.
TERRELL, TEXAS 75160 ~ PH. 972-563-7101

KAUFMAN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
KSW	KSW	12/15/17	1"=200'		17054	1/1