# TITLE SURVEY

**66.92 Acres**

**O.A. Cook Survey, Abstract No. 153**

**Hamilton County, Texas**

LEGEND:

EM.....Electric Meter
FCP.....Fence Corner Post
GY.....Guy Wire
IRF.....Iron Rod Found
IRS.....5/8 Inch Capped Iron Rod Set Marked "NATIVE CO., LLC"
OE.....Overhead Electric
PED.....Phone Pedestal
PM.....Propane Marker
PP.....Power Pole
PT.....Propane Tank
SIRF.....Smooth Iron Rod Found
O.P.R.H.C.T.....Official Public Records, Hamilton County, Texas
Wire Fence.....

NOTES:

1. Basis of bearing being U.S. State Plane Grid - Texas Central Zone (4203) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. FEMA has not completed a study to determine flood hazard for this location.
3. This survey was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect this property.

LEGAL DESCRIPTION:

**BEING** a tract of land within the O.A. Cook Survey, Abstract No. 153, Hamilton County, Texas, and being a portion of that tract of land described in the deed to Richard J. Lysiak, as recorded in Volume 209, Page 556, Official Public Records, Hamilton County, Texas (OPRHCT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas Central Zone (4203) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values)

**BEGINNING** at a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" (IRS) in the west line of said Lysiak tract and the east line of a tract of land described in the deed to David L. Webster, as recorded in Volume 529, Page 777, OPRHCT, and being the southwest corner of a tract of land out of said Lysiak tract described in the deed to Robert Myers Griffin, as recorded in Volume 552, Page 793, OPRHCT, also being the northwest corner of the herein described tract, from which a Livesak tree found for the northwest corner of said Lysiak tract and said Griffith tract bears North 31°32'20" West, a distance of 699.80 feet, and North 21°34'03" West, a distance of 238.16 feet;

**THENCE** over and across said Lysiak tract and with the southern line of said Griffin tract the following courses and distances:

North 53°33'37" East, across pasture, a distance of 1,198.14 feet to an IRS;

South 50°19'46" East, across pasture, a distance of 1,660.45 feet to an IRS in the occupied west right-of-way line of County Road 121 (Old Highway 66), for the northeast corner of the herein described tract and the southeast corner of said Griffith tract;

**THENCE** with said occupied right-of-way line the following courses and distances:

South 19°16'31" West, a distance of 846.19 feet to a pipe post;

South 26°15'17" West, a distance of 217.41 feet to a 6 inch wooden fence corner post for the southeast corner of the herein described tract and the northeast corner of a tract of land described in the deed to Ed. H. Blum, et ux., as recorded in Volume 195, Page 226, OPRHCT;

**THENCE** with the common line of the herein described tract and said Blum tract and generally along a wire fence, the following courses and distances:

North 50°36'51" West, a distance of 310.92 feet to a smooth 5/8 inch iron rod found;

South 52°52'42" West, a distance of 131.81 feet to a smooth 1/2 inch iron rod found;

South 44°22'03" West, a distance of 365.35 feet to a 1/2 inch iron rod found;

South 44°31'50" West, a distance of 310.75 feet to an IRS for the southwest corner of the said Lysiak tract and being in the east line of the aforementioned Webster tract, also being the southeast corner of the herein described tract;

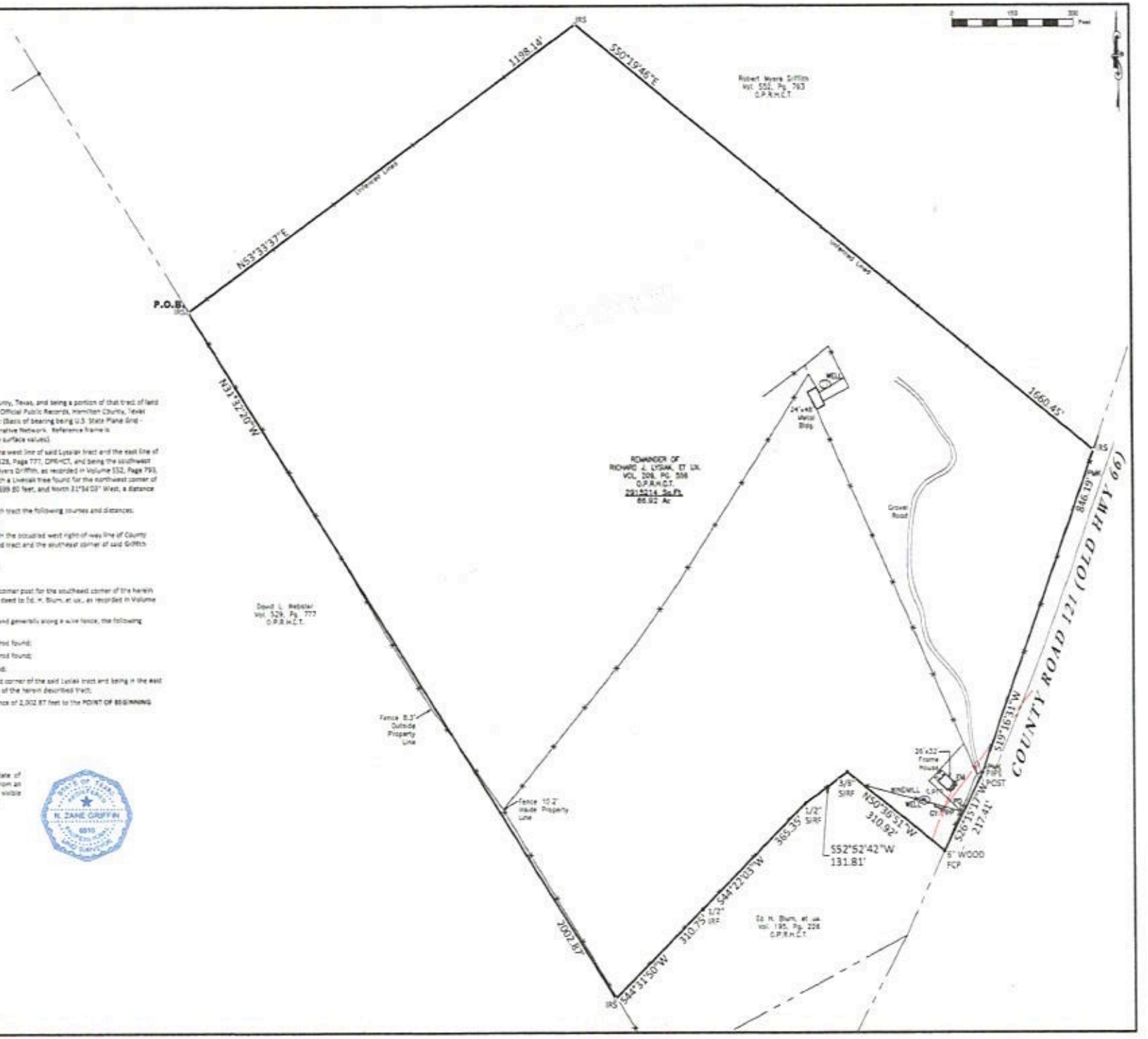
**THENCE** North 31°32'20" West, generally along a meandering wire fence, a distance of 2,002.87 feet to the **POINT OF BEGINNING** and containing 66.92 Acres of Land.

SURVEYOR'S CERTIFICATION:

I, N. Zane Griffin, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. To my knowledge all visible and apparent improvements, encroachments, and or encumbrances are shown.

N. Zane Griffin, RPLS No. 6810
Date: May 06, 2021

STATE OF TEXAS
REGISTERED
N. ZANE GRIFFIN
6810
PROFESSIONAL
LAND SURVEYOR

NATIVE CO. LAND SURVEYING

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