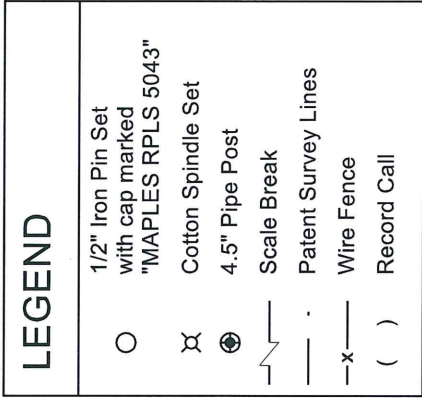


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Geodetic bearings derived from GPS observations.

LINE	BEARING	HORIZ DIST
L1	S41°55'02"W	199.01'
L2	N70°53'33"W	84.65'

Being 34.00 acres comprised of 24.60 acres of the James Salter Survey, Abst. No. 803, and 9.40 acres of the Max Sommerfeld Survey, Abst. No. 1699 in Hamilton County, Texas, including 0.38 acres situated within County Road 424, and being part of a 112 acre tract of land described as First Tract and a 102 acre tract of land described as Second Tract in a deed from Robert Jolley, et ux, to Edward H. Seale, III, et ux, dated April 28, 2005, as recorded in Vol. 385, Page 1 of the Official Public Records of Hamilton County, Texas.

A legal description of even survey date herewith of the tract shown hereon accompanies this plat.

Surveyed on the ground on May 27, 2021 and July 6, 2021.

STATE OF TEXAS
REGISTERED
PAUL W. MAPLES
5043
PROFESSIONAL
LAND SURVEYOR

Paul W. Maples, RPLS
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Job No. 210518

Maples & Associates, Inc.

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LEGAL DESCRIPTION OF A TRACT OF LAND IN HAMILTON COUNTY, TEXAS.

Being 34.00 acres comprised of 24.60 acres of the James Salter Survey, Abst. No. 803, and 9.40 acres of the Max Sommerfeld Survey, Abst. No. 1699 in Hamilton County, Texas, including 0.38 acres situated within County Road 424, and being part of a 112 acre tract of land described as First Tract and a 102 acre tract of land described as Second Tract in a deed from Robert Jolley, et ux, to Edward H. Seale, III, et ux, dated April 28, 2005, as recorded in Vol. 385, Page 1 of the Official Public Records of Hamilton County, Texas; said 34.00 acres being more particularly described as follows;

BEGINNING at a cotton spindle set in the approximate centerline of County Road 424 on the west line of said 102 acre tract, from whence a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at the intersection of the approximate centerlines of County Road 424 and County Road 425 for the northwest corner of said 102 acre tract brs. North 18° 29' 02" East, 1082.01 feet;

THENCE South 70° 32' 57" East, at 19.14 feet passing a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set in fence, at 696.23 feet passing a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set, continuing for a total distance of 1840.66 feet to a 4.5 inch pipe post;

THENCE South 27° 18' 38" West, with fence, 620.88 feet to a 4.5 inch pipe post;

THENCE South 41° 55' 02" West, with fence, 199.01 feet to a 4.5 inch pipe post;

THENCE North 70° 53' 33" West, with fence, 84.65 feet to a 4.5 inch pipe post;

THENCE North 73° 28' 06" West, at 1563.48 feet passing a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set in fence, continuing for a total distance of 1582.26 feet to a cotton spindle set in the approximate centerline of said County Road 424;

THENCE North 18° 29' 02" East, with the approximate centerline of said County Road 424 and on the west line of said 102 acre tract, 880.16 feet to the PLACE OF BEGINNING, as surveyed on the ground on May 27, 2021, and July 6, 2021, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.

Paul W. Maples, RPLS
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