

44.57± ACRES OUT OF:
THE VALENTINE HOPF SURVEY NO. 153
ABSTRACT NO. 433
THE VALENTINE HOPF SURVEY NO. 154
ABSTRACT NO. 436
THE VALENTINE HOPF SURVEY NO. 155
ABSTRACT NO. 435
THE VALENTINE HOPF SURVEY NO. 156
ABSTRACT NO. 434

SEE KIRK A. ZAMBETTI AND AMANDA O. ZAMBETTI
VOLUME 319, PAGE 1 AND VOLUME 319, PAGE 5 MCOPR

(Hazel Elizabeth Martin
Vol. 68/405 MCDR)

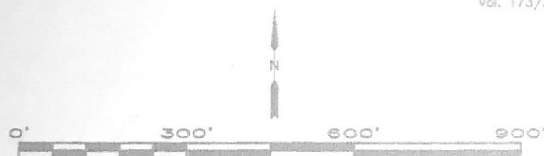
(S 00°25'14" E 1482.70')
S 00°28'49" E
1482.70'

44.57± Acres

(118 Ac. David Stubbs
Vol. 173/369 MCRPR)

(35.68± Acres surveyed September 17, 2018
Kirk & Amanda Zambetti
Vol. 319/5 MCOPR)

VALENTINE HOPF
SURVEY NO. 154
ABSTRACT NO. 436



- CEDAR FENCE CORNER
- IRON ROD SET
- IRON ROD FOUND
- PIPE FENCE POST
- WATER WELL
- CONCRETE MONUMENT
- TELEPHONE PEDESTAL

MCDR MASON COUNTY DEED RECORDS
MCRPR MASON COUNTY REAL PROPERTY RECORDS
MCOPR MASON COUNTY OFFICIAL PUBLIC RECORDS
(-- --) RECORD DATA

BOUNDARY LINE
ROW STATE HIGHWAY NO. 29
OVER-HEAD LINE
APPROXIMATE PATENT SURVEY LINE
FENCE

NOTES*

1. 35.68 ACRES SURVEYED SEPTEMBER 17, 2018 AND 8.89 ACRES SURVEYED JUNE 12, 2019; PURCHASED FROM DIFFERENT GRANTORS BY KIRK A. ZAMBETTI AND AMANDA O. ZAMBETTI.
2. BURIED TELEPHONE CABLE ALONG NORTH SIDE HIGHWAY NO. 29.
3. THIS PLAT DOES NOT REPRESENT A RE-SURVEY OF THE TWO TRACTS MENTIONED IN ITEM 1, ABOVE - PLAT PREPARED AS PER REQUEST.
4. SEE VOLUME 319, PAGE 1 (8.89+/- ACRES) AND VOLUME 319, PAGE 5 (35.68 ACRES +/-) MCOPR FOR DETAILS.



(118 Ac. David Stubbs
Vol. 173/369 MCRPR)

(24.50 Ac. surveyed November 19, 2018
Curtis & Mary Donaldson
Vol. 314/592 MCOPR)

(Hazel Elizabeth Martin
Vol. 68/405 MCDR)

I, ROBERT L. OWENS a duly Registered Professional Land Surveyor, do certify herewith that this plat is for the purpose of depicting two tracts of land purchased from different grantors and does not represent a re-survey of the said two tracts - see Note 1.

ROBERT L. OWENS
Registered Professional Land Surveyor #1775
Prepared October 2, 2019
P. O. Box 903 516 Lee Street
Mason, Texas 76856 (325)347-7137

Property IDs:

12176

12180

11372

ROBERT L. OWENS

REGISTERED PROFESSIONAL LAND SURVEYOR

P. O. BOX 903

MASON, TEXAS 76856

CELL (325)347-7137

LEGAL DESCRIPTION for a 44.57 acres, more or less, tract of land out of the Valentine Hopf Survey No. 153, Abstract No. 433 and the Valentine Hopf Survey No. 154, Abstract No. 436, Valentine Hopf Survey No. 155, Abstract No. 435 and the Valentine Hopf Survey No. 156, Abstract No. 434 all situated in Mason County, Texas; being comprised of an 8.89 acre tract described in a Warranty Deed from Steven R. Jordan and wife Kaye Lynne Jordan and Michael T. Cope and wife Leslie Cope, to Kirk A. Zambetti and wife Amanda O. Zambetti, dated July 29, 2019, (surveyed June 12, 2019) and recorded in Volume 319, Page 1 of the Mason County Official Public Records and a 35.68 acres described in a Warranty Deed from Steven R. Jordan and wife Kaye Lynne Jordan, Michael T. Cope and wife Leslie Cope, and David K. Benefield and wife Roxanne Benefield, to Kirk A. Zambetti and wife Amanda O. Zambetti, dated July 29, 2019, (surveyed September 17, 2018) and recorded in Volume 319, Page 5, and being and more particularly described as follows:

BEGINNING at a $\frac{3}{8}$ " iron rod set for the southeast corner of that certain 118 acre tract described in a Special Warranty Deed from Maribelle Sharpe Hoerster, Sherryl Marie Bibb, Natalie Sharpe Hudson and Elizabeth Belle Cano, to David Stubbs and wife Sandra Stubbs, dated November 9, 2002 and recorded in Volume 173, Page 369 of said Real Property Records, from which an iron corner found with a plastic cap stamped Ottmers and called to be the southwest corner of the said 17.256 acre Hudson tract, bears N 00°15'11" E, 9.33' and located at the west base of a 2" pipe fence corner;

THENCE N 00°15'11" E (Reference Line) approximately with a fence, with the east line of the said 118 acre Stubbs tract, the west line of the said 17.256 acre Hudson tract, the west line hereof and the west line of a 30 foot (30') wide easement granted in the said Partition Deed from Sherryl Marie Bibb, Elizabeth Belle Cano, Natalie Sharpe Hudson and husband Treg Hudson, to Maribelle Sharpe Hoerster dated April 21, 2003 and recorded in Volume 178, Page 37 of said Real Property Records, at 772.16' pass a disturbed iron corner with a plastic cap stamped Watson, found for the northwest corner of the said 17.256 acre Hudson tract and the southwest corner of the said 16.256 acre Hudson Cattle tract and continuing for a total of 1494.76' (called 1485.46') to an iron corner with a plastic cap stamped Watson, found for the record southwest corner of the said 17.256 acre Cano tract, the record northwest corner of the said 16.256 acre Hudson Cattle tract and a west corner hereof;

THENCE N 00°14'04" E, 738.33' (called N 00°15'11" E, 738.11') approximately with a fence, with the east line of the said 118 acre Stubbs tract, the west line of the said Cano tract and the west line hereof, to an iron corner with a plastic cap stamped Watson, found for the record northwest corner of the said 17.256 acre Cano tract, the southwest corner of the said 17.256 acre Bibb tract and a west corner hereof;

THENCE N 00°12'28" E, 744.46' (called N 00°15'11" E, 744.46') approximately with a fence, with the east line of the said 118 acre Stubbs tract, the west line of the said 17.256 acre Bibb tract and the west line hereof, to a calculated point in the south line of that certain 158.24 acre tract described in a Warranty Deed With Vendor's Lien from Angela Marie Hoerster and Samuel Joseph Hoerster and wife Lisa R. Smith Hoerster, to David Hoerster and wife Malinda Hoerster, dated May 28, 1999 and recorded in Volume 148, Page 7 of the said Real Property Records, said calculated point located in the concrete base of a 2½-inch pipe fence corner, said calculated point being the northeast corner of the said 118 acre Stubbs tract, the northwest corner of the said 17.256 acre Bibb tract and the northwest corner hereof, from which the said 2½-inch pipe fence corner post bears N 00°12'28" E, 0.66';

THENCE S 89°39'39" E (called S 89°38'35" E), 1005.29' and with the south line (located just south of a fence) of the said 158.24 acre Hoerster tract, the north line of the said 17.256 acre Bibb tract and the north line hereof, to a calculated point in the west line of the Hazel Elizabeth Martin tract (see Volume 68, Page 405 of the Mason County Deed Records) for the northeast corner of the said 17.256 acre Bibb tract and the northeast corner hereof, from which a 2½-inch pipe fence corner post bears N 25°53'09" E, 1.2' and a disturbed ½-inch iron rod in a concrete base for the fence corner post bears N 30°15'46" E, 1.7';

THENCE S 00°26'49" E (called S 00°25'14" E), approximately with a fence, with the west line of the said Hazel Elizabeth Martin tract, the east line of the said 17.256 acre Bibb tract, with the east line of the said 17.256 acre Cano tract and with the east line hereof, at 744.53' pass the southeast corner of the said 17.256 acre Bibb tract and the northeast corner of the said 17.256 acre Cano tract and continue for a total of 1482.70' to an iron corner with a plastic cap stamped Watson, found for the southeast corner of the said 17.256 acre Cano tract and the northeast corner of the said 8.89 acre tract;

THENCE S 00°27'11" E, 454.10' approximately with a fence, with the west line of the said Hazel Elizabeth Martin tract and the east line of the said 8.89 acre tract, to a 3/8-inch iron rod found for the northeast corner of that certain 24.50 acre tract described in a Warranty Deed With Vendor's Lien from James Treg Hudson and Natalie Sharpe Hudson, to Curtis J. Donaldson and wife Mary Frey Donaldson, dated January 21, 2019 (surveyed November 19, 2018) and recorded in Volume 314, Page 592 of said Official Public Records;

THENCE N 81°38'41" W, 724.72' with the north line of the said 24.5 acre Donaldson tract and the south line of said 8.89 acre tract, to a 2 1/2-inch pipe fence corner post (in a concrete base) found for an angle corner in the north line of the said Donaldson tract and an angle corner hereof;

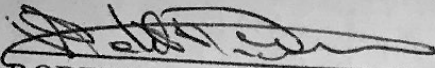
THENCE N 89°26'11" W, 280.69' with an existing fence, with the north line of the said 24.5 acre Donaldson tract and a south line hereof, to a 3/8-inch iron rod found for the northwest corner of the said 24.5 acre Donaldson tract;

THENCE S 00°15'11" W, 1000.86' with the west line of the said 24.5 acre Donaldson tract to a 3/8" iron rod set for an angle corner;

THENCE S 32°15'12" E, 166.42' with the west line of the said 24.50 acre Donaldson tract, to a 3/8" iron rod set in the north right-of-way of said State Highway No. 29 for a southeast corner hereof;

THENCE S 89°21'53" W, 119.45' with the north right-of-way of said State Highway No. 29 and the south line hereof, to the place of BEGINNING and containing 44.57 acres of land, more or less.

Robert L. Owens, a duly Registered Professional Land Surveyor, do certify herewith that this description is for the purpose of combining the two tracts purchased by Kirk A. Zambetti and wife Amanda O. Zambetti, identified in the above preamble, into one tract of land and is not a re-survey of these two tracts and was prepared as requested.



ROBERT L. OWENS

Registered Professional Land Surveyor # 1775

Prepared October 2, 2019

18-312-F

