

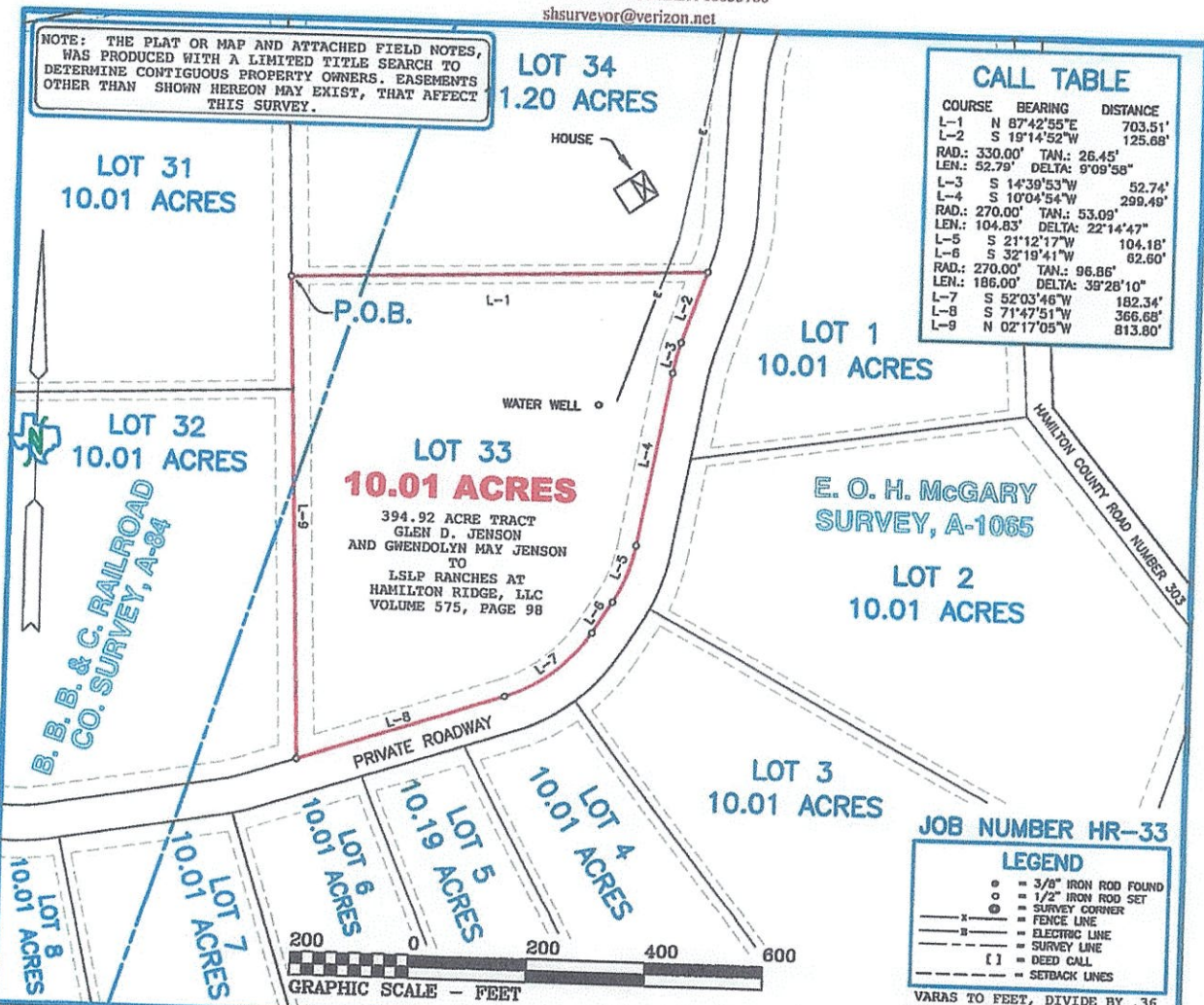
107 S. PAGE, PO BOX 39, COMANCHE, TEXAS 76442

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T.B.P.L.S. FIRM NUMBER 10033700

shsurveyor@verizon.net

NOTE: THE PLAT OR MAP AND ATTACHED FIELD NOTES, HAS PRODUCED WITH A LIMITED TITLE SEARCH TO DETERMINE CONTIGUOUS PROPERTY OWNERS. EASEMENTS OTHER THAN SHOWN HEREON MAY EXIST, THAT AFFECT THIS SURVEY.



STATE OF TEXAS:
COUNTY OF HAMILTON:
LOT 33

Being 10.01 acres of land, situated in Hamilton County, Texas, out of the B. B. B. & C. RAILROAD CO. SURVEY, ABSTRACT NUMBER 84, and the E. O. H. MCGARY SURVEY, ABSTRACT NUMBER 1065, and being out of a 394.92 acre tract of land that is described in a deed from Glen D. Jensen and Gwendolyn May Jensen, to LSLP Ranches at Hamilton Ridge, LLC., recorded in Volume 575 at Page 98, Deed Records of Hamilton County, Texas, and further described as follows;
BEGINNING, at a 1/2 inch iron rod set, from which the Northwest corner of said 394.92 acre tract bears, N 35° 39' 26" W 3178.96 feet, for the Northwest corner of this tract;
THENCE, N 87° 42' 55" E 703.51 feet, to a 1/2 inch iron rod set in the West line of a 11.75 acre Private Roadway, for the Northeast corner of this tract;
THENCE, with the West line of said Roadway, as follows, S 19° 14' 52" W 125.68 feet, to a 1/2 inch iron rod set, along a curve to the left having a radius of 330.00 feet, and an arc length of 52.79 feet, being subtended by a chord of S 14° 39' 53" W 52.74 feet, to a 1/2 inch iron rod set, S 10° 04' 54" W 299.49 feet, to a 1/2 inch iron rod set, along a curve to the right having a radius of 270.00 feet, and an arc length of 104.83 feet, being subtended by a chord of S 21° 12' 17" W 104.18 feet, to a 1/2 inch iron rod set, S 32° 19' 41" W 62.60 feet, to a 1/2 inch iron rod set, along a curve to the right having a radius of 270.00 feet, and an arc length of 186.00 feet, being subtended by a chord of S 52° 03' 46" W 182.34 feet, to a 1/2 inch iron rod set, and S 71° 47' 51" W 366.68 feet, to a 1/2 inch iron rod set, for the Southwest corner of this tract;
THENCE, N 02° 17' 05" W 813.80 feet, to the point of beginning and containing 10.01 acres of land.

I, SCOTT HUDDLESTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing Field Notes and Plat, was prepared from an actual survey, made on the ground, on January 25, 2021, from the Deed Records of Hamilton County, Texas, and surveys of area properties, that the corners and boundaries with marks natural and artificial are just as were found on the ground.
Bearings are based on True North as determined by GPS survey data (NAD 83).

WITNESS MY HAND AND SEAL THIS THE 1st DAY OF FEBRUARY, 2021.

SCOTT HUDDLESTON
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6334 of TEXAS.

