

Maples & Associates, Inc.

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(512) 556-2078

Firm No. 10097700

www.maplesinc.com

March 28, 2020

Job No. 210518 - 3

Kim Hill

For professional services rendered

Field work and boundary survey of the following:

\$ 2000.00

Being 29.22 acres comprised of 23.69 acres of the James Salter Survey, Abst. No. 803, and 5.53 acres of the I.&G.N. R.R. Co. Survey, Abst. No. 1168 in Hamilton County, Texas, including 0.22 acres situated within County Road 425, and being part of a 112 acre tract of land described as First 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.

Sales Tax (8¹/₄%)

\$165.00

Total

\$ 2165.00

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M.H. Gunter Survey
A - 307

Darrel D. Owens
(355.66 acres)
Vol. 318 Page 79

approx. centerline of

County Road 425

(S71°E 498 vrs)

S71°42'12"E 580.00'

with cap marked
"RPLS 4579"

Allen Ellismore
Survey No. 5
A - 235
Frances McConnell
244.78 acres)
Vol. 505 Page 676



Geodetic bearings derived
from GPS observations.

I & G.N. R.R. Co. Survey

A - 1168

James Salter Survey

A - 803

Edward H. Seale, III, et ux
(First Tract - 112 acres)
Vol. 385 Page 1

Edward H. Seale, III, et ux
(First Tract - 112 acres)
Vol. 385 Page 1

N18°37'12"E 2193.72'

29.22

Acres

(including 0.22 acres
situated within
County Road 425)

S18°36'32"W 1223.82'

2174.62'

William P. Mauldin Survey
A - 546
TRADV, LLC
(213 1/2 acres)
Vol. 560 Page 357
Tract 21
Ranches at Dove Valley
(an unrecorded subdivision)

S18°38'38"W 563.44'

(S19°W 1110 vrs)

Danny A. Foley, et ux
(15.00 acres)
Vol. 569 Page 465
Tract 18

Kenneth Larry Shivers, et al
(103.64 acres)
Vol. 581 Page 787

L1

1.6'

LINE BEARING HORIZ DIST
L1 S18°25'40"W 406.45'

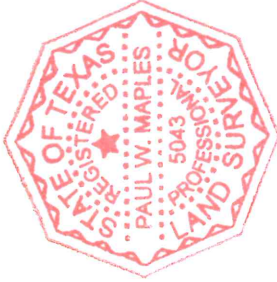
N71°42'12"W 581.36'
Edward H. Seale, III, et ux
(First Tract - 112 acres)
Vol. 385 Page 1

BOUNDARY SURVEY

Being 29.22 acres comprised of 23.69 acres of the James Salter Survey, Abst. No. 803, and 5.53 acres of the I.&G.N. R.R. Co. Survey, Abst. No. 1168 in Hamilton County, Texas, including 0.22 acres situated within County Road 425, and being part of a 112 acre tract of land described as First 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.



Paul W. Maples

Paul W. Maples, RPLS
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Job No. 210518

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

Being 29.22 acres comprised of 23.69 acres of the James Salter Survey, Abst. No. 803, and 5.53 acres of the I.&G.N. R.R. Co. Survey, Abst. No. 1168 in Hamilton County, Texas, including 0.22 acres situated within County Road 425, and being part of a 112 acre tract of land described as First 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 29.22 acres being more particularly described as follows;

BEGINNING at a 3/8 inch iron pin with cap marked "RPLS 1579" found in the approximate centerline of said County Road 425 for the northeast corner of said 112 acre tract and said I.&G.N. R.R. Co. Survey, being the northwest corner of a 213.5 acre tract of land described in a deed to TRAVD, LLC, as recorded in Vol. 560, Page 357 of said official public records, and the northwest corner Tract 21 of Ranches at Dove Valley, an unrecorded subdivision, being the southeast corner of a 355.66 acre tract of land described in a deed to Darrel D. Owens, as recorded in Vol. 318, Page 79 of said official public records;

THENCE South 18° 36' 32" West, with the east line of said 112 acre tract and the west line of said Tract 21, at 13.82 feet passing a 3/8 inch iron pin with cap marked "RPLS 6126" found, continuing for a total distance of 1223.82 feet to a 1/2 inch iron pin found for the southwest corner of said Tract 21 and the northwest corner of a 15.00 acre tract of land known as Tract 18 of said subdivision, and being described in a deed to Danny A. Foley, et ux, as recorded in Vol. 569, Page 465 of said official public records;

THENCE South 18° 38' 38" West, with the east line of said 112 acre tract, with the west line of said Tract 18, and along the general course of a fence, 563.44 feet to a 3/8 inch iron pin found at a fence corner for the southwest corner of said Tract 18 and the northwest corner of a 103.64 acre tract of land described in a deed to Kenneth Larry Shivers, et al, as recorded in Vol. 581, Page 787 of said official public records;

THENCE South 18° 25' 40" West, with the east line of said 112 acre tract, with the west line of said 103.64 acre tract, and along the general course of a fence, 406.45 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 71° 42' 12" West, 581.36 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 18° 37' 12" East, at 2174.62 feet passing a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set, continuing for a total distance of 2193.72 feet to a cotton spindle set in the approximate centerline of said County Road 425 and the north line of said 112 acre tract;

THENCE South 71° 42' 12" East, with the the approximate centerline of said County Road 425 and the north line of said 112 acre tract, 580.00 feet to the PLACE OF BEGINNING, as surveyed on the ground on May 27, 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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