

HUDDLESTON SURVEYING & MAPPING, P.C.

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JOB NUMBER 2443-21H

LEGEND

- COTTON PICKER SPINDLE SET
- 1/2" IRON ROD SET
- SURVEY CORNER
- FENCE LINE
- GAS LINE
- ELECTRIC LINE
- SURVEY LINE
- [ ] DEED CALL

VARAS TO FEET, DIVIDE BY 0.36  
FEET TO VARAS, MULTIPLY BY 0.36

CALL TABLE

COURSE	BEARING	DISTANCE
L-1	S 18°03'16"W	606.75'
L-2	S 18°15'18"W	1149.39'
L-3	N 30°42'17"W	108.45'
L-4	N 60°12'38"W	116.77'
L-5	N 86°59'31"W	71.48'
L-6	N 58°55'19"W	106.99'
L-7	N 29°55'53"W	136.67'
L-8	N 22°14'57"W	113.75'
L-9	N 51°14'43"W	225.51'
L-10	N 18°48'29"W	115.54'
L-11	N 15°18'16"E	117.56'
L-12	N 01°59'39"W	137.45'
L-13	N 29°18'00"E	123.24'
L-14	N 02°16'40"E	44.81'
L-15	N 19°38'44"W	91.81'
L-16	N 61°57'18"W	44.09'
L-17	N 55°51'50"W	81.77'
L-18	N 09°32'31"E	112.45'
L-19	N 06°40'42"E	265.56'
L-20	N 21°24'47"W	209.72'
L-21	N 01°25'56"E	153.18'
L-22	N 20°56'21"E	114.80'
L-23	S 74°29'18"E	171.23'
L-24	S 68°54'16"E	435.97'
L-25	S 71°22'00"E	466.27'
L-26	S 76°25'07"E	215.95'

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CENTERLINE OF TRACT TWO  
15 FOOT WIDE EASEMENT  
ZACHARY MICHAEL WATSON  
AND KELSEY ELISE WATSON  
VOLUME 582, PAGE 427

P.O.B.

SE CORNER 413.94 ACRE TRACT  
BEARS, S 18°13'45"W 4706.53'  
3 INCH PIPE POST  
BEARS, S 19°17'02"W 7.32'

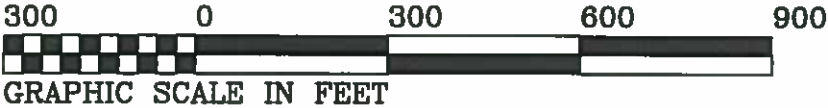
TRACT 9  
36.22 ACRES

3/8 INCH IRON ROD FOUND

413.94 ACRE TRACT  
RAMON HAILE, ET UX  
TO  
BRIAN HAILE  
AND BRANDON HAILE  
VOLUME 580, PAGE 680

238 ACRE TRACT TWO  
LINDA GARNER HARPER  
VOLUME 450, PAGE 36

A. GRIMES  
SURVEY, A-286



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

THE STATE OF TEXAS:  
COUNTY OF HAMILTON:

Being 36.22 acres of land, situated in Hamilton County, Texas, out of the **G. POE SURVEY, ABSTRACT NUMBER 655**, and being out of 413.94 acre tract of land that is described in a deed from Ramon Haile, et ux, to Brian Haile and Brandon Haile, recorded in Volume 580 at Page 680, Deed Records of Hamilton County, Texas, and further described as follows;

**BEGINNING**, at a point in a cattle guard, the East line of said 413.94 acre tract, and being in the West line of a 202.51 acre tract of land that is described in a deed to Zachary Michael Watson and Kelsey Elise Watson, recorded in Volume 582 at Page 427, said Deed Records, and being in the East end of a 15 foot wide Roadway Easement, Tract Two, that is described in said Volume 582 at Page 427, from which a reference 3 inch pipe post bears, S 19° 17' 02" W 7.32 feet, and from which the Southeast corner of said 413.94 acre tract bears, S 18° 13' 45" W 4706.53 feet, for the Northeast corner of this tract;

**THENCE**, S 18° 03' 16" W 606.75 feet, with a fence, along the East line of said 413.94 acre tract and the West line of said 202.51 acre tract, to a 3/8 inch iron rod found at the Southwest corner of said 202.51 acre tract, and the Northwest corner of a 238 acre Tract Two, that is described in a deed to Linda Garner Harper, recorded in Volume 450 at Page 36, said Deed Records, for a corner of this tract;

**THENCE**, S 18° 15' 18" W 1149.39 feet, with a fence, along the East line of said 413.94 acre tract, and the West line of said 238 acre tract, to a 1/2 inch iron rod set in the center of Gum Branch, for the Southeast corner of this tract;

**THENCE**, with the approximate center of Gum Branch, as follows, N 30° 42' 17" W 108.45 feet, to a point, N 60° 12' 38" W 116.77 feet, to a point, N 86° 59' 31" W 71.48 feet, to a point, N 58° 55' 19" W 106.99 feet, to a point, N 29° 55' 53" W 136.67 feet, to a point, N 22° 14' 57" W 113.75 feet, to a point, N 51° 14' 43" W 225.51 feet, to a point, N 18° 48' 29" W 115.54 feet, to a point, N 15° 18' 16" E 117.56 feet, to a point, N 01° 59' 39" W 137.45 feet, to a point, N 29° 18' 00" E 123.24 feet, to a point, N 02° 16' 40" E 44.81 feet, to a point, N 19° 38' 44" W 91.81 feet, to a point, N 61° 57' 18" W 44.09 feet, to a point, and N 55° 51' 50" W 81.77 feet, to a point at the intersection of Gum Branch, and an unnamed branch, from which a reference 1/2 inch iron rod set bears, N 80° 01' 25" W 20.00 feet, for a corner of this tract;

**THENCE**, with the approximate center of said unnamed branch, as follows, N 09° 32' 31" E 112.45 feet, to a point, N 06° 40' 42" E 265.56 feet, crossing a pond, to a point, N 21° 24' 47" W 209.72 feet, to a point, N 01° 25' 56" E 153.18 feet, to a point, and N 20° 56' 21" E 114.80 feet, to a cotton picker spindle set in the center of an existing roadway, and being in the center of said 15 foot wide Easement, and being in the center of a 60 foot wide Roadway Easement, surveyed this day, for the Northwest corner of this tract;

**THENCE**, with the center of an existing road, and the center of said 15 foot wide Easement, as follows, S 74° 29' 18" E 171.23 feet, to a cotton picker spindle set at the East end of said 60 foot wide Roadway Easement, S 68° 54' 16" E 435.97 feet, to a cotton picker spindle set, S 71° 22' 00" E 466.27 feet, to a cotton picker spindle set, and S 76° 25' 07" E 215.95 feet, to the point of beginning and containing 36.22 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 June 8, 2021, from the Deed Records of Hamilton County, Texas, 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 8th DAY OF JUNE, 2021.

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

