



LEGAL DESCRIPTION

BEING a tract of land being approximately 22.89 acres out of the W. Hodo Survey, Abstract No. 1624, being 0.01 acres out of the J. Lanford Survey, Abstract No. 1628 and being approximately 1.63 acres out of the W. Sharp Survey Abstract No. 957, Hamilton County, Texas and being part of a called 249.99 acre tract of land described in deed to Brian L. Haile, recorded in Volume 607, Page 766 of the Real Property Records, Hamilton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set in the west right-of-way line of Farm-To-Market Road No. 2414 (a variable width right-of-way) for the northeast corner of this tract from which a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" found for the northeast corner of said 249.99 acre tract bears North 12°55'45" West, 4268.16 feet; (Grid Coordinates: N:10516447.54, E:2959691.56)

THENCE with said west right-of-way line, South 10°41'47" East, a distance of 777.65 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the southeast corner of this tract from which a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" found bears South 10°41'47" East, 390.01 feet;

THENCE departing said west right-of-way line over and across said 249.99 acre tract, the following courses and distances:

- South 62°27'13" West, a distance of 584.72 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
- South 78°50'45" West, a distance of 580.81 feet to a cotton gin spindle set for the southwest corner of this tract;
- North 6°17'34" West, a distance of 573.95 feet to a cotton gin spindle set for corner;
- North 4°10'55" West, a distance of 657.23 feet to a cotton gin spindle set for the northwest corner of this tract;
- South 70°25'44" East, a distance of 558.18 feet to a cotton gin spindle set for corner;
- North 73°35'00" East, a distance of 259.82 feet to a cotton gin spindle set for corner;
- North 82°58'15" East, a distance of 281.73 feet to the **POINT OF BEGINNING** and containing 24.53 acres or 1,068,614 square feet of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas Central Zone (4203), North American Datum of 1983 per the AllTerra Trimble Global Positioning System RTKnet.

SURVEYORS CERTIFICATION:

I, Mitchell Cude, certify that this survey is based on an on-the-ground survey performed in the field utilizing researched record documents of the subject property and adjoining tracts. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 4, Land Title Survey.

Survey Date: July 1, 2022

Mitchell Cude
Registered Professional Land Surveyor No. 6827
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NOTES

This survey was done with a limited title search for the subject property and adjoining properties. No easements located during research for subject property at the time of survey other than shown. Other easements and utilities may exist under and/or across subject property. Only visible appurtenances of utilities were located at the time of survey.

The surveyor did not abstract the surveyed property. This survey was performed without the benefit of a current title abstract.

No apparent FEMA Flood Study performed in this area per FEMA.gov website. Site falls within unmapped zone.

Access easement and utility easements are proposed.

LEGEND

- U.E. = UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- IRS = 1/2" IRON ROD W/ "H&P 6827" CAP SET
- IRFC = 1/2" IRON ROD W/ "H&P 6827" CAP FOUND
- CS = COTTON GIN SPINDLE SET
- IRF = IRON ROD FOUND
- R.P.R.H.C.T. = REAL PROPERTY RECORDS, HAMILTON COUNTY, TEXAS

LINE TYPE LEGEND	
	BOUNDARY LINE
	OHE
	OVERHEAD ELECTRIC LINE
	FENCE
	ASPHALT PAVEMENT

TSPS LAND TITLE SURVEY
24.50 ACRES

W. HODO SURVEY, ABSTRACT NO. 1624
W. SHARP SURVEY, ABSTRACT NO. 957
J. LANFORD SURVEY, ABSTRACT NO. 1628
HAMILTON COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	JCL	MTC	JULY 2022	70165	1 OF 1

