

BEING a tract of land being approximately 10.02 acres out of the W. Hodo Survey, Abstract No. 1624, and being approximately 5.37 acres out of the J. Lanford Survey Abstract No. 1628, 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 an 8" metal post found for a northeast corner of a called 542 acre tract of land described in deed to Von Dean Wolf recorded in Volume 475, Page 361 of said Real Property Records, being an inner ell corner of said 249.99 acre tract and being the northwest corner of this tract; (Grid Coordinates: N:10518275.59 E:2958287.33)

THENCE over and across said 249.99 acre tract, South 73°08'51" East, a distance of 1173.61 feet to 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 bears North 10°41'47" West, 1205.72 feet;

THENCE with said west right-of-way line, South 10°41'47" East, a distance of 558.81 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the southeast corner of this tract;

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

North $75^{\circ}30'04"$ West, a distance of 631.09 feet to a cotton gin spindle set for corner;

North 73°07'53" West, a distance of 381.74 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;

North 40°28'31" West, a distance of 92.27 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;

South 78°46'38" West, a distance of 105.73 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;

North 73°07'53" West, a distance of 253.97 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set in the east line of said 542 acre tract for the southwest corner of this tract;

THENCE with said east line, North 16°52'07" East, a distance of 521.15 feet to the **POINT OF BEGINNING** and containing 15.39 acres or 670,198 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.

Access easement and utility easements are proposed.

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.

LEGEND

P.O.B. = POINT OF BEGINNING
CS = COTTON GIN SPINDLE SET
IRS = 1/2" IRON ROD W/ "H&P 6827" CAP SET
IRFC = 1/2" IRON ROD W/ "H&P 6827" CAP FOUND
IRF = IRON ROD FOUND
■ = 3" METAL POST FOUND FOR CORNER

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 R.P.R.H.C.T. = REAL PROPERTY RECORDS,
 HAMILTON COUNTY, TEXAS
 U.E. = UTILITY EASEMENT

LINE TYPE LEGEND				
				BOUNDARY LINE
OHE				OVERHEAD ELECTRIC LINE
-X	X	X	_X_	FENCE
	777		-777	ASPHALT PAVEMENT

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
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TSPS LAND TITLE SURVEY 15.39 ACRES

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

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