

HUDDLESTON SURVEYING & MAPPING, P.C.

107 S. PAGE, P. O. BOX 39, COMANCHE, TEXAS 76442
325-356-2267 OFFICE, 325-356-2903 FAX
T.B.P.L.S. FIRM NUMBER 10033700
shsurveyor@verizon.net

THE STATE OF TEXAS:
COUNTY OF HAMILTON:

3.13 ACRE EASEMENT TRACT

Being 3.13 acres of land, situated in Hamilton County, Texas, out of the J. PICKERING SURVEY, ABSTRACT NUMBER 660, and being out of a 99.10 acre tract of land that is described in a deed from Patrick Flynn, et ux, to Ken Beshears, et ux, recorded in Volume 585 at Page 752, Deed Records of Hamilton County, Texas, and further described as follows;

BEGINNING, at a 1/2 inch iron rod set in the North Right of Way line of State Highway 36, and being the Southeast corner of said 99.10 acre tract, and being the Southwest corner of an open roadway, for the Southeast corner of this tract; THENCE, N 28° 20' 15" W 56.49 feet, with the North Right of Way line of State Highway 36 and the South line of said 99.10 acre tract, to a 1/2 inch iron rod set, for the Southwest corner of this tract;

THENCE, N 16° 38' 45" E 1032.73 feet, to a 1/2 inch iron rod set, N 28° 02' 07" W 881.29 feet, to a 1/2 inch iron rod set, N 18° 58' 12" E 795.35 feet, to a 1/2 inch iron rod set, N 16° 49' 59" E 572.99 feet, to a 1/2 inch iron rod set, and N 01° 16' 06" W 63.72 feet, to a 1/2 inch iron rod set, for the Northwest corner of this tract;

THENCE, S 67° 25' 29" E 40.00 feet, to a 1/2 inch iron rod set, and S 77° 12' 28" E 40.00 feet, to a 1/2 inch iron rod set, for the Northeast corner of this tract;

THENCE, S 35° 21' 33" W 62.63 feet, to a 1/2 inch iron rod set, S 16° 49' 59" W 573.74 feet, to a 1/2 inch iron rod set, S 18° 58' 12" W 778.70 feet, to a 1/2 inch iron rod set, and S 28° 02' 07" E 882.91 feet, to a 1/2 inch iron rod set in the East line of said 99.10 acre tract and the West line of said open roadway, for a corner of this tract;

THENCE, S 16° 44' 42" W 1087.29 feet, with the East line of said 99.10 acre tract and the West line of said open roadway, to the point of beginning and containing 3.13 acres of land.

I, SCOTT HUDDLESTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing Field Notes, was prepared from an actual survey, made on the ground, on August 6, 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 9th DAY OF AUGUST, 2021.


SCOTT HUDDLESTON

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6334 of TEXAS.

