

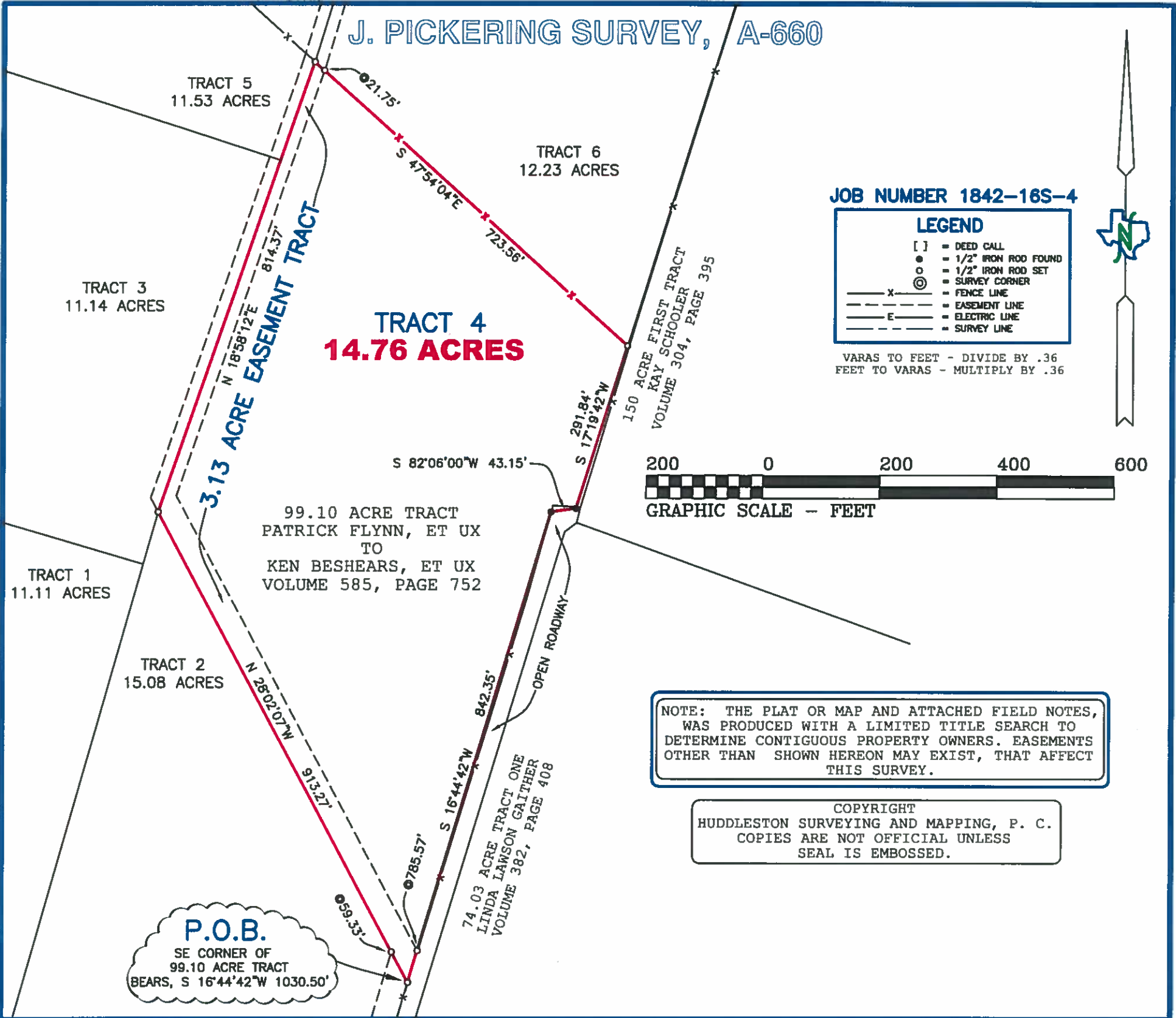
HUDDLESTON SURVEYING & MAPPING P.C.

107 S. PAGE, PO 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:

Being 14.76 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 East line of said 99.10 acre tract, and being in the West line of an open roadway, and being in the East line of a 3.13 acre Easement Tract, surveyed this day, from which the Southeast corner of said 99.10 acre tract bears, S 16° 44' 42" W 1030.50 feet, for the Southeast corner of this tract;

THENCE, N 28° 02' 07" W, at 59.33 feet passing a 1/2 inch iron rod set at a corner in the West line of said 3.13 acre Easement Tract, and continuing a total distance of 913.27 feet, to a 1/2 inch iron rod set, for the Southwest corner of this tract;

THENCE, N 18° 58' 12" E 814.37 feet, to a 1/2 inch iron rod set in a fence, for the Northwest corner of this tract;

THENCE, S 47° 54' 04" E, with a fence, at 21.75 feet passing a 1/2 inch iron rod set in the East line of said 3.13 acre Easement Tract, and continuing a total distance of 723.56 feet, to a 1/2 inch iron rod set in the East line of said 99.10 acre tract, and being the West line of a 150 acre First Tract, that is described in a deed to Kay Schooler, recorded in Volume 304 at Page 395, said Deed Records, for the Northeast corner of this tract;

THENCE, S 17° 19' 42" W 291.84 feet, with the East line of said 99.10 acre tract, and the West line of said 150 acre tract, to a 1/2 inch iron rod found at a corner of said 99.10 acre tract, and being in the West line of said open roadway, for a corner of this tract;

THENCE, with the East line of said 99.10 acre tract and the West line of said open roadway, as follows, S 82° 06' 00" W 43.15 feet, to a 1/2 inch iron rod found, and S 16° 44' 42" W, at 785.57 feet passing a 1/2 inch iron rod set at a corner in the East line of said 3.13 acre Easement Tract, and continuing a total distance of 842.35 feet, to the point of beginning and containing 14.76 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 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.

