

LEGAL DESCRIPTION

BEING a tract of land being approximately 1.9614 acres out of the J. Smith Survey, Abstract No. 907, and being approximately 0.8103 acres out of the M. Richardson Survey, Abstract No. 1484, Coryell County, Texas and being all of the tracts of land described as "Tract One", "Tract Two", "Tract Three", and "Tract Four - Tract Two" and being the remainder of a tract described as "Tract Four - Tract One" in deed to Ara Mae Black Sheets recorded in Instrument No. 205174 of the Deed Records, Coryell County, Texas and being part of a tract of land described in deed to Ara Mae Sheets recorded in Volume 247, Page 468 of said Deed Records 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 south right-of-way line of State Highway No. 84 (a variable width right-of-way) for the northeast corner of said Tract Two and being the northeast corner of this tract; (Grid Coordinates: N:10492894.89, E:3127021.60)

THENCE departing said south right-of-way line of State Highway 84, over and across said Tract Two, the following courses and distances:

South 3°09'01" West, a distance of 151.30 feet to a 3" metal post found for corner;
South 88°03'39" East, a distance of 14.51 feet to a 3" metal post found in said Sheets Tract recorded in Volume 247 for corner;

THENCE over and across said Sheets Tract, South 2°13'31" East, a distance of 167.99 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set in the south line of said J. Smith Survey for the easternmost southeast corner of this tract from which a 5/8" iron rod with "RPLS 4327" cap found for the northwest corner of a called 0.941 acre tract of land described in deed to Ricky Holden and wife, Michele Holden recorded in Instrument No. 264581 of said Deed Records bears North 87°57'33" East, 245.78 feet;

THENCE with said south line of the J. Smith Survey, South 87°57'33" West, a distance of 61.50 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the northeast corner of said Tract One;

THENCE departing said south line of the J. Smith Survey and with the east line of said Tract One, South 1°49'24" East, a distance of 169.22 feet to an 8" cedar post found for the southeast corner of said Tract One and being the southeast corner of this tract;

THENCE with the south line of said Tract One, South 87°20'05" West, a distance of 207.37 feet to a 3" pipe post found for the southwest corner of said Tract One and being the southwest corner of this tract;

THENCE with the west line of Tract One, North 1°44'21" West, a distance of 171.48 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set in said south line of the J. Smith Survey for the northwest corner of said Tract One;

THENCE with said south line of the J. Smith Survey, South 87°57'33" West, a distance of 4.21 feet to a 1/2" iron rod found for the southeast corner of a called 0.362 acre tract of land described in deed to J.W. Featherston and Joan M. Featherston recorded in Instrument No. 143284 of said Deed Records;

THENCE with the east line of said 0.362 acre tract, North 1°30'21" West, a distance of 150.00 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the northeast corner of said 0.362 acre tract and being the southeast corner of a tract of land described in deed to J.W. Featherston and Joan M. Featherston recorded in Volume 323, Page 574 of said Deed Records;

THENCE with the east line of said Featherston Tract, North 2°01'00" West, a distance of 168.65 feet to a point for corner in said south right-of-way line of State Highway 84 from which a 3" metal post bears South 26°06'56" East, 1.52 feet;

THENCE with said south right-of-way line, North 87°44'15" East, a distance of 270.01 feet to the **POINT OF BEGINNING** and containing 2.7717 acres or 120,736 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.

SURVEYOR'S 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 3, Land Title Survey.

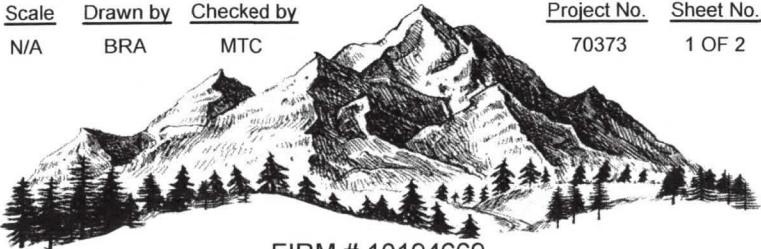
Survey Date: June 1, 2023

Mitchell Cude
Registered Professional Land Surveyor No. 6827
Heritage & Pine Surveying, LLC
1210 CR 402, Hamilton, Texas 76531
Phone: 254-386-2362
HeritagePineSurveying@gmail.com



TSPS LAND TITLE SURVEY
2.7717 ACRES
J. SMITH SURVEY, ABSTRACT NO. 907
M. RICHARDSON SURVEY, ABSTRACT NO. 1484
CITY OF SOUTH MOUNTAIN, CORYELL COUNTY, TEXAS

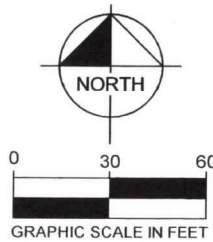
Scale	Drawn by	Checked by	Project No.	Sheet No.
N/A	BRA	MTC	70373	1 OF 2



FIRM # 10194669
HERITAGE & PINE SURVEYING, LLC

LEGEND

P.O.B. = POINT OF BEGINNING
 ● = 1/2" IRON ROD W/ "H&P 6827" CAP SET
 IRF = IRON ROD FOUND
 PFC = POINT FOR CORNER
 D.R.C.C.T. = DEED RECORDS OF CORYELL COUNTY, TEXAS



LEGEND	
→	GUY ANCHOR
⊕	UTILITY POLE
⊙	WATER WELL
⊙	SANITARY SEWER CLEAN OUT
⊙	WATER METER
⊙	GAS METER
⊙	AC UNIT
⊙	UNIDENTIFIED MANHOLE
⊙	LIGHT STANDARD

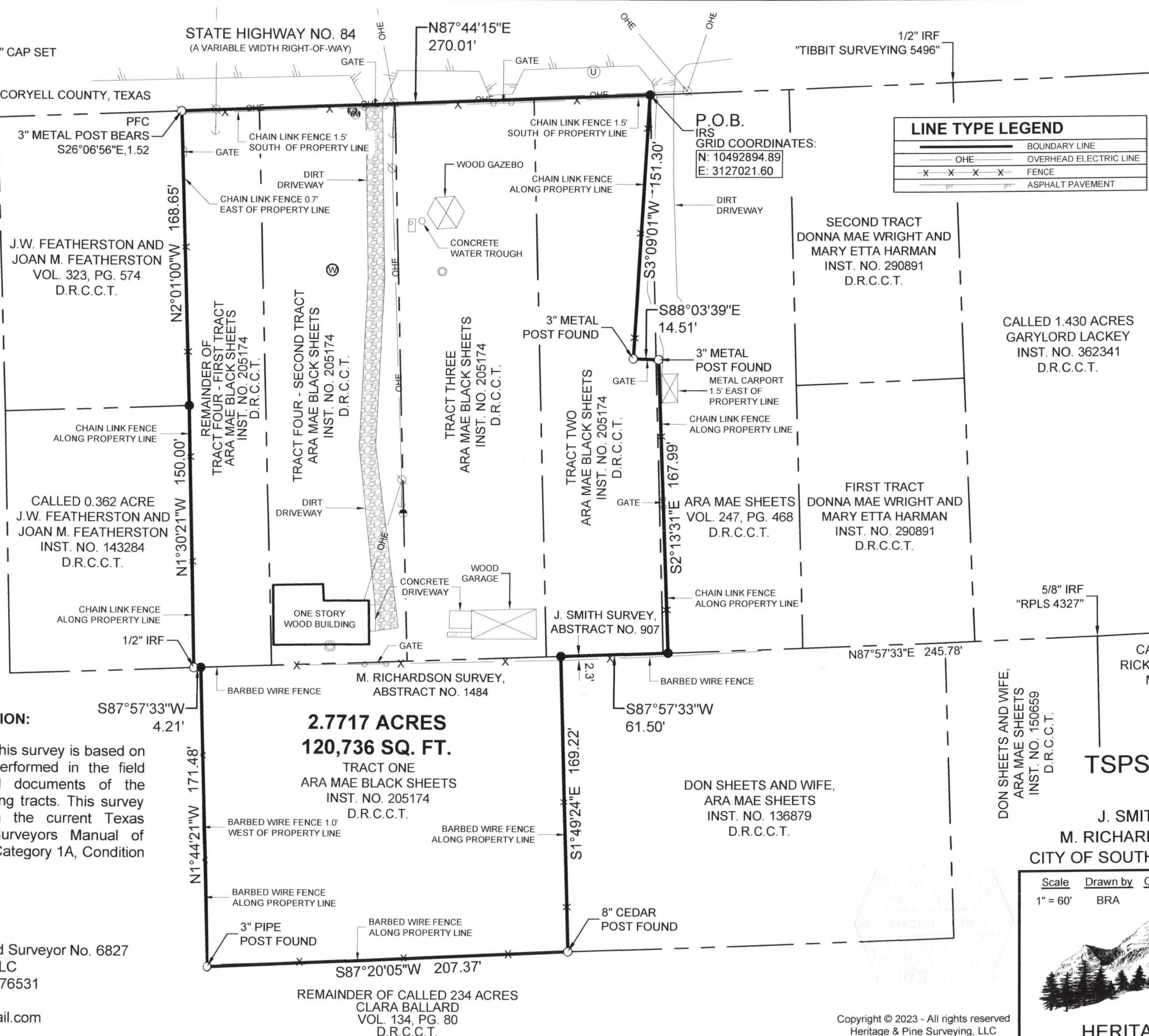


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Mitchell Cude
 Registered Professional Land Surveyor No. 6827
 Heritage & Pine Surveying, LLC
 889 SH-36, Hamilton, Texas 76531
 Phone: 254-386-2362
 HeritagePineSurveying@gmail.com



NOTES

Bearing system based on the State Plane Coordinate System, Texas Central Zone (4203), North American Datum of 1983 (NAD83) per the AllTerra Trimble Global Positioning System RTKnet.

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.

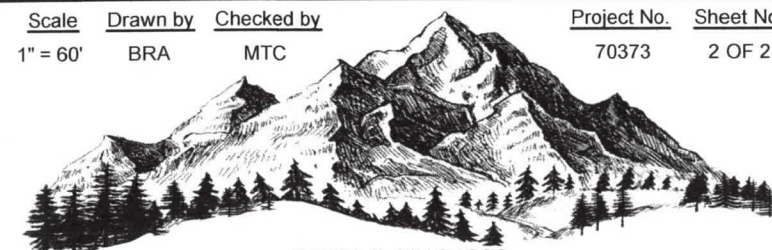
According to Federal Emergency Management Agency's Flood Insurance Rate Map Community-Panel No. 480768 0300 F, for Coryell County, Texas and incorporated areas, dated February 17, 2010 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LINE TYPE LEGEND	
—	BOUNDARY LINE
—O—	OVERHEAD ELECTRIC LINE
-X-X-X-	FENCE
	ASPHALT PAVEMENT

TSPS LAND TITLE SURVEY 2.7717 ACRES

J. SMITH SURVEY, ABSTRACT NO. 907
 M. RICHARDSON SURVEY, ABSTRACT NO. 1484
 CITY OF SOUTH MOUNTAIN, CORYELL COUNTY, TEXAS

Scale	Drawn by	Checked by	Project No.	Sheet No.
1" = 60'	BRA	MTC	70373	2 OF 2



FIRM # 10194669
 HERITAGE & PINE SURVEYING, LLC

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