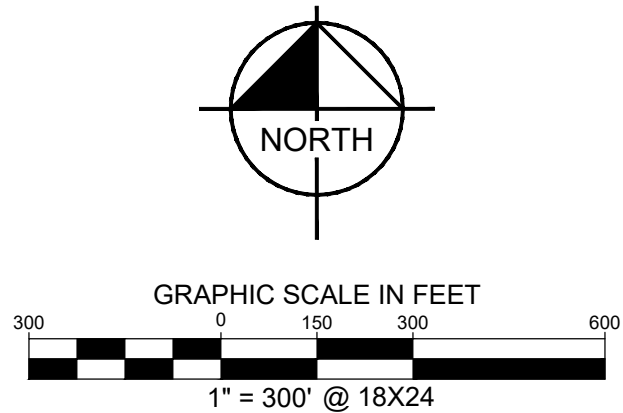
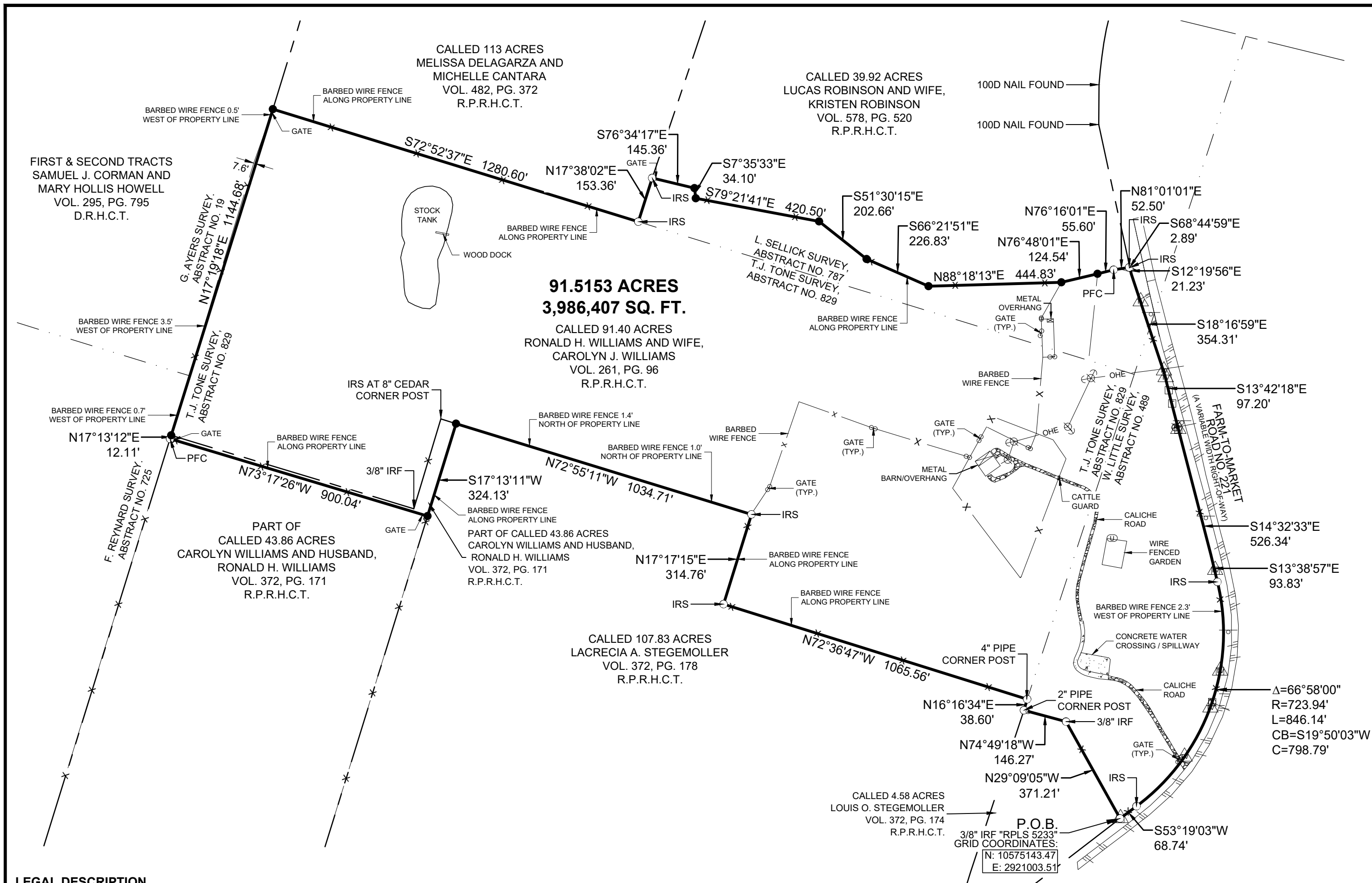




LEGEND

P.O.B. = POINT OF BEGINNING
PFC = POINT FOR CORNER
IRS = 1/2" IRON ROD W/ "H&P 6827" CAP SET
IRF = IRON ROD FOUND
■ = 3/4" IRON ROD FOUND W/ 2" ALUMINUM TXDOT CAP FOUND
● = 3" PIPE CORNER POST FOUND
D.R.H.C.T. = DEED RECORDS OF HAMILTON COUNTY, TEXAS
R.P.R.H.C.T. = REAL PROPERTY RECORDS, HAMILTON COUNTY, TEXAS

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.

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

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 4, Land Title Survey.

Survey Date: June 16, 2023

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



LEGAL DESCRIPTION

BEING a tract of land being approximately 13.2329 acres out of the W. Little Survey, Abstract No. 489, and being approximately 6.6488 acres out of the L. Sellick Survey, Abstract No. 787, and being approximately 71.6336 acres out of the T.J. Tone Survey, Abstract No. 829, Hamilton County, Texas and being all of a called 91.40 acre tract of land described in deed to Ronald H. Williams and wife, Carolyn J. Williams recorded in Volume 261, Page 96 of the Deed Records, Hamilton County, Texas and being part of a called 43.86 acre tract of land described in deed to Carolyn Williams and husband, Ronald H. Williams recorded in Volume 372, Page 171 of the Real Property Records, Hamilton County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" iron rod with "RPLS 5233" cap found in the west line of Farm-To-Market Road No. 221 (a variable width right-of-way) for the southeast corner of said 91.40 acre tract and being the southeast corner of this tract; (Grid Coordinates: N:10575143.47, E:2921003.51)

THENCE departing said west right-of-way line of F.M. 221 and with the south line of said 91.40 acre tract, the following courses and distances:

North 29°09'05" West, a distance of 371.21 feet to a 3/8" iron rod found for corner;
North 74°49'18" West, a distance of 146.27 feet to a 2" pipe corner post found for corner;
North 16°16'34" East, a distance of 38.60 feet to a 4" pipe corner post found for corner;
North 72°36'47" West, a distance of 1065.56 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
North 17°17'15" East, a distance of 314.76 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
North 72°55'11" West, a distance of 1034.71 feet to a 3" pipe corner post found for the northeast corner of said 43.86 acre tract;

THENCE departing said south line of the 91.40 acre tract and with the east line of said 43.86 acre tract, South 17°13'11" West, a distance of 324.13 feet to a 3" pipe corner post found for corner;

THENCE departing said east line, over and across said 43.86 acre tract with a fence, North 73°17'26" West, a distance of 900.04 feet to a point for corner in the west line of said 43.86 acre tract being the southwest corner of this tract from which a 3" pipe post found for the northwest corner of said 43.86 acre tract and being the southwest corner of said 91.40 acre tract bears North 17°13'12" East, 12.11 feet;

THENCE with said west line of the 43.86 acre tract, North 17°13'12" East, a distance of 12.11 feet to said 3" pipe post found for the northwest corner of said 43.86 acre tract and being the southwest corner of said 91.40 acre tract;

THENCE with said west line of the 91.40 acre tract, North 17°19'18" East, a distance of 1144.68 feet to a 3" pipe corner post found for the northwest corner of said 91.40 acre tract, being the accepted northwest corner of said Tone Survey and being the northwest corner of this tract;

THENCE with the north line of said 91.40 acre tract, the following courses and distances:

South 72°52'37" East, a distance of 1280.60 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
North 17°38'02" East, a distance of 153.36 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner at the base of an 18" live oak tree;
South 76°34'17" East, a distance of 145.36 feet to a 3" pipe corner post found for corner;
South 7°35'33" East, a distance of 34.10 feet to a 3" pipe corner post found for corner;
South 79°21'41" East, a distance of 420.50 feet to a 3" pipe corner post found for corner;
South 51°30'15" East, a distance of 202.66 feet to a 3" pipe corner post found for corner;
South 66°21'51" East, a distance of 226.83 feet to a 3" pipe corner post found for corner;
North 88°18'13" East, a distance of 444.83 feet to a 3" pipe corner post found for corner;
North 76°48'01" East, a distance of 124.54 feet to a 3" pipe corner post found for corner;
North 76°16'01" East, a distance of 55.60 feet to a point for corner in waterway;
North 81°01'01" East, a distance of 52.50 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
South 68°44'59" East, a distance of 2.89 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set in said west right-of-way line of F.M. 221 for the northeast corner of this tract;

THENCE with said west right-of-way line of F.M. 221, the following courses and distances:

South 12°19'56" East, a distance of 21.23 feet to a 3/4" iron rod with a 2" aluminum TXDOT cap found for corner;
South 18°16'59" East, a distance of 354.31 feet to a 3/4" iron rod with a 2" aluminum TXDOT cap found for corner;
South 13°42'18" East, a distance of 97.20 feet to a 3/4" iron rod with a 2" aluminum TXDOT cap found for corner;
South 14°32'33" East, a distance of 526.34 feet to a 3/4" iron rod with a 2" aluminum TXDOT cap found for corner;
South 13°38'57" East, a distance of 93.83 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner at the beginning of a non-tangent curve to the right having a central angle of 66°58'00", a radius of 723.94 feet, and chord bearing and distance of South 19°50'03" West, 798.79 feet;
In a southwesterly direction with said curve to the right, an arc distance of 846.14 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
South 53°19'03" West, a distance of 68.74 feet to the **POINT OF BEGINNING** and containing 91.5153 acres or 3,986,407 square feet of land.

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.

LEGEND

	GUY ANCHOR
	UTILITY POLE
	CONCRETE STORAGE TANK
	TELEPHONE BOX
	CABLE TV MARKER SIGN
	SIGN

LINE TYPE LEGEND

	BOUNDARY LINE
	OVERHEAD ELECTRIC LINE
	FENCE
	ASPHALT PAVEMENT

TSPS LAND TITLE SURVEY

91.5153 ACRES

W. LITTLE SURVEY, ABSTRACT NO. 489
L. SELICK SURVEY, ABSTRACT NO. 787
T.J. TONE SURVEY, ABSTRACT NO. 829
HAMILTON COUNTY, TEXAS



FIRM # 10194669
HERITAGE & PINE SURVEYING, LLC