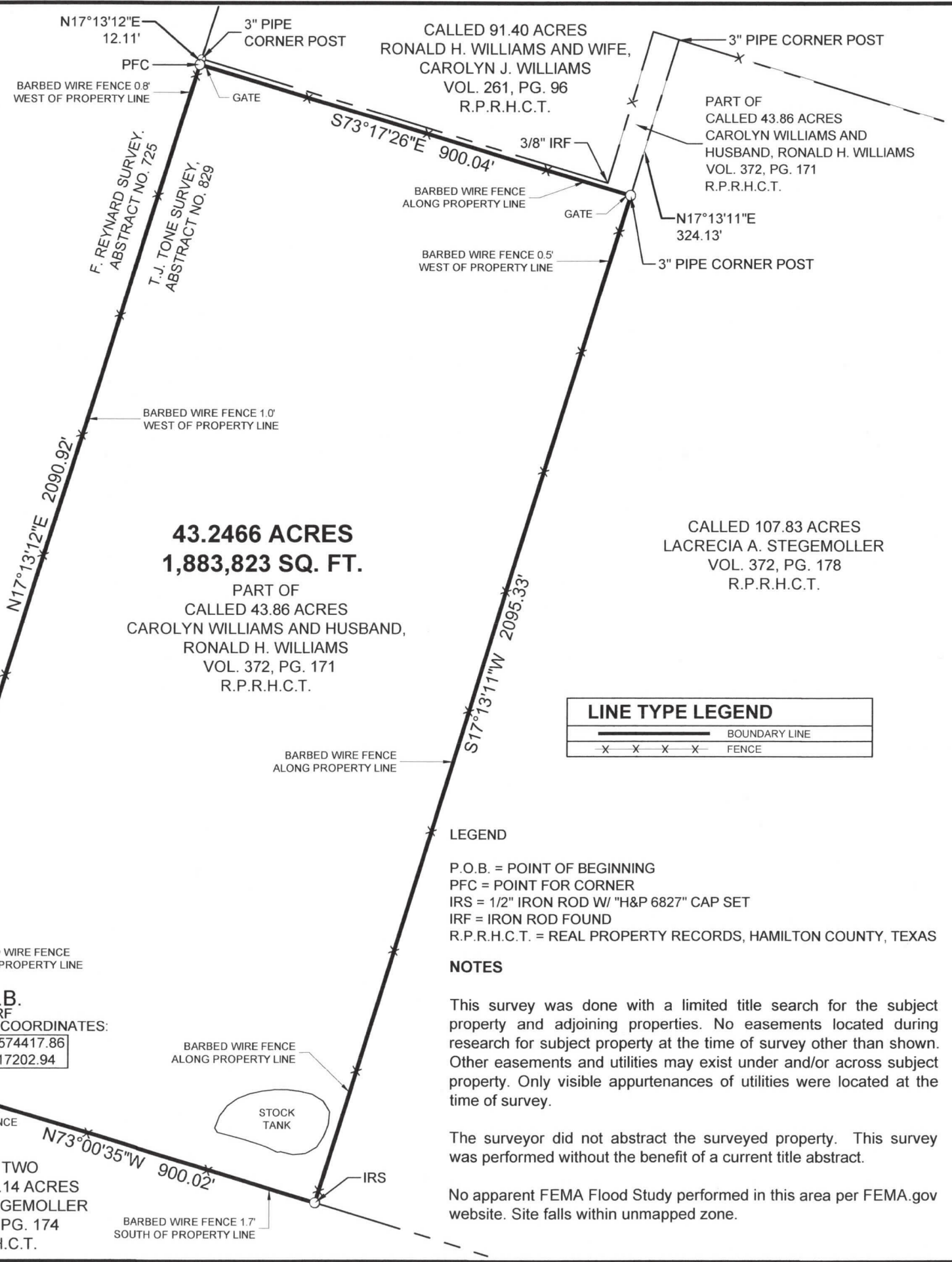


FIRST & SECOND TRACTS
SAMUEL J. CORMAN AND MARY
HOLLIS HOWELL
VOL. 295, PG. 795
D.R.H.C.T.



43.2466 ACRES
1,883,823 SQ. FT.

PART OF
CALLED 43.86 ACRES
CAROLYN WILLIAMS AND HUSBAND,
RONALD H. WILLIAMS
VOL. 372, PG. 171
R.P.R.H.C.T.

CALLED 91.40 ACRES
RONALD H. WILLIAMS AND WIFE,
CAROLYN J. WILLIAMS
VOL. 261, PG. 96
R.P.R.H.C.T.

CALLED 107.83 ACRES
LACRECIA A. STEGEMOLLER
VOL. 372, PG. 178
R.P.R.H.C.T.

PART OF
CALLED 43.86 ACRES
CAROLYN WILLIAMS AND
HUSBAND, RONALD H. WILLIAMS
VOL. 372, PG. 171
R.P.R.H.C.T.

LINE TYPE LEGEND	
	BOUNDARY LINE
	FENCE

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
R.P.R.H.C.T. = REAL PROPERTY RECORDS, HAMILTON COUNTY, TEXAS

NOTES
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.

LEGAL DESCRIPTION

BEING a tract of land out of the T.J. Tone Survey, Abstract No. 829, 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 found in the west line of said T.J. Tone Survey for the southwest corner of said 43.86 acre tract and being the southwest corner of this tract; (Grid Coordinates: N:10574417.86, E:2917202.94)

THENCE with said west line of said T.J. Tone Survey, North 17°13'12" East, a distance of 2090.92 feet to a point for the northwest corner of this tract from which a 3" pipe corner post found for the northwest corner of said 43.86 acre tract bears North 17°13'12" East, 12.11 feet;

THENCE departing said west line, over and across said 43.86 acre tract with a fence, South 73°17'26" East, a distance of 900.04 feet to a 3" pipe corner post found in the east line of said 43.86 acre tract for the northeast corner of this tract from which a 3" pipe corner post found for the northeast corner of said 43.86 acre tract bears North 17°13'11" East, 324.13 feet;

THENCE with said east line of said 43.86 acre tract, South 17°13'11" West, a distance of 2095.33 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the southeast corner of said 43.86 acre tract and being the southeast corner of this tract;

THENCE with the south line of said 43.86 acre tract, North 73°00'35" West, a distance of 900.02 feet to the **POINT OF BEGINNING** and containing 43.2466 acre or 1,883,823 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.

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



TSPS LAND TITLE SURVEY
43.2466 ACRES
T.J. TONE SURVEY, ABSTRACT NO. 829
HAMILTON COUNTY, TEXAS

Scale	Drawn by	Checked by	Project No.	Sheet No.
1" = 250'	BRA	MTC	70394	1 OF 1

FIRM # 10194669
HERITAGE & PINE SURVEYING, LLC