

LEGEND
P.O.B. = POINT OF BEGINNING
IRS = 1/2" IRON ROD W/ "H&P 6527" 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 appearances 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.

LEGEND	
→	CLIFF SHADOW
32	UTILITY POLE
84	WATER VALVE
62	WATER WELL
○	SANITARY SEWER DISCHARGE

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	OVERHEAD ELECTRIC LINE
---	FENCE
---	ADJUTANT

LEGAL DESCRIPTION

BEING a tract of land out of the Richard Trainer Survey, Abstract No. 826, Hamilton County, Texas and being part of a called 6.43 acre tract of land described as "Tract No. Five" in deed to Bottinger Family Limited Partnership, recorded in Volume 305, Page 727 of the Real Property Records, Hamilton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "H&P RPLS 6527" set in the west line of a State of Texas Roadside Park for the southeast corner of this tract from which a concrete monument found for the southwest corner of said Roadside Park bears South 16°48'39" West, 152.89 feet; (Grid Coordinates: N: 10596241.65, E: 2984907.88)

THENCE departing said west line of the Roadside Park, over and across said 6.43 acre tract, the following courses and distances:

- North 74°51'45" West, a distance of 180.61 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6527" set for the southwest corner of this tract;
- North 9°58'22" East, a distance of 98.35 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6527" set for the northwest corner of this tract;
- South 75°28'57" East, a distance of 192.40 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6527" set in said west line of the Roadside Park for the northeast corner of this tract from which a 3/8" iron rod found for the northeast corner of said 6.43 acre tract bears North 16°48'39" East, 111.88 feet;

THENCE with said west line of the Roadside Park, South 16°48'39" West, a distance of 100.07 feet to the POINT OF BEGINNING and containing 0.4239 acres or 18,464 square feet of land.

Bearing system based on the State Plane Coordinate System of 1983, 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 3, Land Title Survey.

Survey Date: February 10, 2023

Mitchell Cude
Registered Professional Land Surveyor No. 6827
Heritage & Pine Surveying, LLC
1210 CR 402, Hamilton, Texas 76531
Phone: 254-366-2362
HeritagePineSurveying@gmail.com



TSPS LAND TITLE SURVEY
TRACT 3 - 0.4239 ACRES
RICHARD TRAINER SURVEY, ABSTRACT NO. 826
HAMILTON COUNTY, TEXAS

Scale	Drawn by	Checked by	Project No.	Sheet No.
1" = 40'	BRA	MTC	70322	1 OF 1

FIRM # 10194959
HERITAGE & PINE SURVEYING, LLC

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Heritage & Pine Surveying, LLC

LEGAL DESCRIPTION

BEING a tract of land out of the Richard Trainer Survey, Abstract No. 826, Hamilton County, Texas and being part of a called 6.43 acre tract of land described as "Tract No. Five" in deed to Bottlinger Family Limited Partnership, recorded in Volume 305, Page 727 of the Real Property Records, Hamilton County, Texas and being more particularly described as follows:

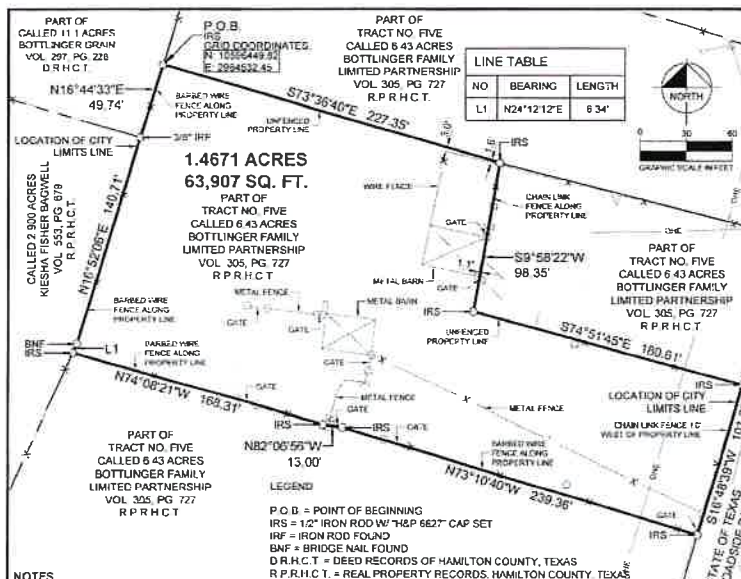
BEGINNING at a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set in the west line of a State of Texas Roadside Park for the southeast corner of this tract from which a concrete monument found for the southwest corner of said Roadside Park bears South 16°48'39" West, 152.89 feet; (Grid Coordinates: N:10596241.65, E:2984907.88)

THENCE departing said west line of the Roadside Park, over and across said 6.43 acre tract, the following courses and distances:

North 74°51'45" West, a distance of 180.61 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the southwest corner of this tract;
North 9°58'22" East, a distance of 98.35 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the northwest corner of this tract
South 75°28'57" East, a distance of 192.40 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set in said west line of the Roadside Park for the northeast corner of this tract from which a 3/8" iron rod found for the northeast corner of said 6.43 acre tract bears North 16°48'39" East, 111.88 feet;

THENCE with said west line of the Roadside Park, South 16°48'39" West, a distance of 100.07 feet to the **POINT OF BEGINNING** and containing 0.4239 acres or 18,464 square feet of land.

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



NOTES

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Survey Date: February 10, 2023

Mitchell Cude
 Registered Professional Land Surveyor No. 6827
 Heritage & Pine Surveying, LLC
 1210 CR 402, Hamilton, Texas 76531
 Phone: 254-366-2362
 HeritagePineSurveying@gmail.com



LEGAL DESCRIPTION

BEING a tract of land out of the Richard Trainer Survey, Abstract No. 826, Hamilton County, Texas and being part of a called 6.43 acre tract of land described as "Tract No. Five" in deed to Bottlinger Family Limited Partnership, recorded in Volume 305, Page 727 of the Real Property Records, Hamilton County, Texas 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 east line of a called 11.1 acre tract of land described in deed to Bottlinger Grain, recorded in Volume 297, Page 228 of the Deed Records, Hamilton County, Texas and being the northwest corner of this tract, (Grid Coordinates: N:10596449.82, E:2984532.45)

THENCE departing said east line of the 11.1 acre tract, over and across said Tract No. Five, the following courses and distances:

South 73°36'40" East, a distance of 227.35 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the northernmost northeast corner of this tract;
 South 9°58'22" West, a distance of 98.35 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for an interior ell corner of this tract;
 South 74°51'45" East, a distance of 160.61 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set in the west line of a State of Texas Roadside Park for the easternmost northeast corner of this tract.

THENCE with said west line of the Roadside Park, South 16°49'39" West, a distance of 101.27 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the southeast corner of this tract,

THENCE departing said west line of the Roadside Park, over and across said Tract No. Five, the following courses and distances:

North 73°10'40" West, a distance of 239.36 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
 North 82°06'56" West, a distance of 13.00 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner,
 North 74°08'21" West, a distance of 168.31 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set in the west line of said Tract No. Five and being in the east line of a called 2.900 acre tract of land described in deed to Keisha Fisher Bagwell, recorded in Volume 553, Page 678 of said Real Property Records for the southwest corner of this tract.

THENCE with said west line of Tract No. Five, the following courses and distances:

North 24°12'12" East, a distance of 6.34 feet to a bridge nail found for corner;
 North 16°52'06" East, a distance of 140.71 feet to a 3/8" iron rod found for the southeast corner of said 11.1 acre tract.

THENCE with said east line of the 11.1 acre tract, North 16°44'33" East, a distance of 49.74 feet to the **POINT OF BEGINNING** and containing 1.4671 acres or 63,907 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 Aulterra Trimble Global Positioning System RTKnet.

LINE TYPE LEGEND

---	BOUNDARY LINE
---	CHAINED LINK FENCE ALONG PROPERTY LINE
---	CHAINED LINK FENCE ALONG PROPERTY LINE
---	CHAINED LINK FENCE ALONG PROPERTY LINE

LEGEND

→	IRON ANCHOR
○	IRON UTI POLE
○	SANITARY SEWER CLEAN OUT
○	WATER VALVE

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 Heritage & Pine Surveying, LLC

TSPS LAND TITLE SURVEY

TRACT 2 - 1.4671 ACRES

RICHARD TRAINER SURVEY, ABSTRACT NO. 826
 HAMILTON COUNTY, TEXAS



FIRM # 10194565
 HERITAGE & PINE SURVEYING, LLC

LEGAL DESCRIPTION

BEING a tract of land out of the Richard Trainer Survey, Abstract No. 826, Hamilton County, Texas and being part of a called 6.43 acre tract of land described as "Tract No. Five" in deed to Bottlinger Family Limited Partnership, recorded in Volume 305, Page 727 of the Real Property Records, Hamilton County, Texas 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 east line of a called 11.1 acre tract of land described in deed to Bottlinger Grain, recorded in Volume 297, Page 228 of the Deed Records, Hamilton County, Texas and being the northwest corner of this tract; (Grid Coordinates: N:10596449.82, E:2984532.45)

THENCE departing said east line of the 11.1 acre tract, over and across said Tract No. Five, the following courses and distances:

South 73°36'40" East, a distance of 227.35 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the northernmost northeast corner of this tract;
South 9°58'22" West, a distance of 98.35 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for an interior ell corner of this tract;
South 74°51'45" East, a distance of 180.61 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set in the west line of a State of Texas Roadside Park for the easternmost northeast corner of this tract;

THENCE with said west line of the Roadside Park, South 16°48'39" West, a distance of 101.27 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the southeast corner of this tract;

THENCE departing said west line of the Roadside Park, over and across said Tract No. Five, the following courses and distances:

North 73°10'40" West, a distance of 239.36 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
North 82°06'56" West, a distance of 13.00 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
North 74°08'21" West, a distance of 168.31 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set in the west line of said Tract No. Five and being in the east line of a called 2.900 acre tract of land described in deed to Keisha Fisher Bagwell, recorded in Volume 553, Page 679 of said Real Property Records for the southwest corner of this tract;

THENCE with said west line of Tract No. Five, the following courses and distances:

North 24°12'12" East, a distance of 6.34 feet to a bridge nail found for corner;
North 16°52'06" East, a distance of 140.71 feet to a 3/8" iron rod found for the southeast corner of said 11.1 acre tract;

THENCE with said east line of the 11.1 acre tract, North 16°44'33" East, a distance of 49.74 feet to the **POINT OF BEGINNING** and containing 1.4671 acres or 63,907 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.