

LEGAL DESCRIPTION

BEING a tract of land out of the A. Wright Survey, Abstract No. 866, Hamilton County, Texas and being part of a called 207.0813 acre tract of land described in deed to HBar Holdings LLC recorded in Volume 630, Page 726 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 right-of-way line of Farm-to-Market Road No. 1602 (a variable width right-of-way) for the northeast corner of said 207.0813 acre tract and being the northeast corner of this tract; (Grid Coordinates: N:10597864.94, E:3044131.82)

THENCE with said west right-of-way line of F.M. 1602, the following courses and distances:

South 31°29'50" East, a distance of 1169.49 feet to a 5/8" iron rod found for corner;
South 31°38'50" East, a distance of 341.23 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 right-of-way line over and across said 207.0813 acre tract, the following courses and distances:

South 58°21'10" West, a distance of 759.39 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827"
set for the southwest corner of this tract;
North 32°00'35" West, a distance of 1505.85 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827"
set in the north line of said 207.0813 acre tract for the northwest corner of this tract;

THENCE with said north line of the 207.0813 acre tract, North 57°59'25" East, a distance of 772.00 feet to the **POINT OF BEGINNING** and being 26.5000 acres or 1,154,342 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 4, Land Title Survey.

Survey Date: January 10, 2024

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
26.5000 ACRES

A. WRIGHT SURVEY, ABSTRACT NO. 866
HAMILTON COUNTY, TEXAS

Scale	Drawn by	Checked by	Project No.	Sheet No.
N/A	MTC	HPS	70424	1 OF 2



FIRM # 10194669

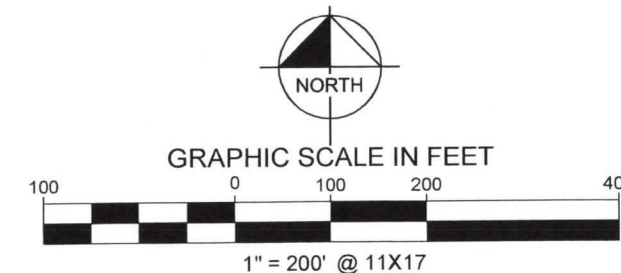
HERITAGE & PINE SURVEYING, LLC

STREATER - FIRST TRACT
CALLED 200 ACRES
THE JOEL AND SHIRLEY SELLERS REVOCABLE TRUST
VOL. 543, PG. 846
R.P.R.H.C.T.

P.O.B.
3/8" IRF
GRID COORDINATES:
N: 10597864.94
E: 3044131.82

LEGEND	
	GUY ANCHOR
	UTILITY POLE
	WATER WELL
	AC UNIT
	GAS TANK
	ROCK STORAGE TANK

LINE TYPE LEGEND	
	BOUNDARY LINE
	OHE OVERHEAD ELECTRIC LINE
	FENCE
	ASPHALT PAVEMENT



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.

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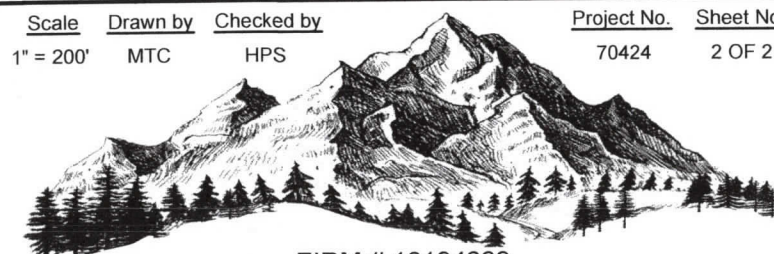


TSPS LAND TITLE SURVEY

26.5000 ACRES

A. WRIGHT SURVEY, ABSTRACT NO. 866
HAMILTON COUNTY, TEXAS

Scale	Drawn by	Checked by	Project No.	Sheet No.
1" = 200'	MTC	HPS	70424	2 OF 2



FIRM # 10194669
HERITAGE & PINE SURVEYING, LLC

PART OF
CALLED 207.0813 ACRES
HBAR HOLDINGS LLC
VOL. 630, PG. 726
R.P.R.H.C.T.

LEGEND

P.O.B. = POINT OF BEGINNING
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

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