

**BEING** a tract of land being approximately 351.43 acres out of the Jose Montez Survey, Abstract No. 529 and being approximately 21.33 acres out of the Philip A. Sublett Survey, Abstract No. 781, Hamilton County, Texas and being all of those tracts of land described as "Tract One" a called 114 acres, "Tract Two" a called 185.9 acres, "Tract Three" a called 1.9 acres, "Tract Four" a called 12 acres & "Tract Five" a called 95.56 acres in deed to Kollin James (25% interest) and Kelton James (25% interest) recorded in Volume 647, Page 614, Real Property Records, Hamilton County, Texas, and in deed to Matthew James (50% interest) recorded in Volume 647, Page 620 of said Real Property Records and being more particularly described as follows:

**THENCE** departing said west right-of-way line and with the south line of said Tract Four, North 59°28'54" West, a distance of 1045.72 feet to a 3/8" iron rod found in the south line of said Montez Survey for the northwest corner of said Tract Four and being in the south line of said Tract Two;

**THENCE** departing said south line of the Montez Survey and with the west line of said Tract Two, North 34°10'47" West, a distance of 3657.16 feet to a 3/8" iron rod found in the north line of said Montez Survey for the northwest corner of said Tract Two and being the northwest corner of this tract;

**THENCE** departing said north line of the Montez Survey and with the east line of said Tract Two, South 32°01'15" East, a distance of 388.28 feet to a 3/8" iron rod w/ "RPLS 5531" cap found in the north line of said Tract One for the southwest corner of a collected 11.47 acre tract of land described in deed to Marwan K. Isbahi recorded in Volume 586, Page 574 of said Real Property Records;

**THENCE** with the south line of said 111.47 acre tract, North 58°14'22" East, a distance of 3804.85 feet to a 3/8" iron rod w/ "RPLS 5531" cap found in the west line of County Road 119 for the southeast corner of said 111.47 acre tract, being the northeast corner of said Tract Five and being the northeast corner of this tract;

**THENCE** with said west line of County Road 119, South 31°41'24" East, a distance of 2960.02 feet to a concrete TxDOT monument found for corner at the north end of a right-of-way corner clip located at the intersection of said west line of County Road 119 with said west right-of-way line of Highway 281;

**THENCE** with said right-of-way corner clip, South 3°45'44" East, a distance of 74.81 feet to a concrete TxDOT monument found for corner at the south end of said right-of-way corner clip;


**THENCE** with said west right-of-way line of Highway 281, the following courses and distances:

South 42°45'23" West, a distance of 765.88 feet to a concrete TxDOT monument found for corner;  
South 42°07'47" West, a distance of 359.80 feet to an 8" wood corner post found for corner;  
South 41°40'52" West, a distance of 776.18 feet to an 8" wood corner post found for corner;  
South 31°10'00" West, a distance of 623.94 feet to a 3" metal corner post found for corner;  
South 16°07'05" West, a distance of 543.72 feet to the **POINT OF BEGINNING** and containing 372.76 acres or 16,237,234 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.

JOSE MONTEZ SURVEY, ABSTRACT NO. 529  
PHILIP A. SUBLETT SURVEY, ABSTRACT NO. 781  
HAMILTON COUNTY, TEXAS

Scale     Drawn by     Checked by     Project No.     Sheet No.  
 1" = 400'     HPS     MTC     70598     1 OF 1



FIRM # 10194669  
 HERITAGE & PINE SURVEYING, LLC

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.

Mitchell Cude  
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