

## LEGAL DESCRIPTION

**BEING** a tract of land out of the W. West Survey, Abstract No. 964, Hamilton County, Texas and being part of a called 104 acre tract of land described in deed to Marissa Lynn Cox and Collin Ray Fugitt recorded in Volume 602, Page 720 of the Real Property Records, Hamilton County, Texas and in deed to Tammy L. Tidwell and Ronald Glenn Wagner recorded in Volume 546, Page 281 of said Real Property Records and in deed to Tammy L. Tidwell recorded in Volume 636, Page 594 of said Real Property Records and being more particularly described as follows:

**BEGINNING** at a 2" metal corner post found at the east end of a right-of-way corner clip located at the intersection of the north line of County Road 517 with the west right-of-way line of Farm-to-Market Road No. 2414 (a variable width right-of-way), being the occupied southeast corner of said 104 acre tract and being the southeast corner of this tract; (Grid Coordinates: N:10541181.05, E:2960543.18)

**THENCE** with said right-of-way corner clip, South 62°48'25 West, a distance of 60.91 feet to a 2" metal corner post found at the west end of said right-of-way corner clip for corner;

**THENCE** with said north line of County Road 517 and the occupied south line of said 104 acre tract, North 73°45'29 West, a distance of 859.65 feet to 1/2" iron rod with plastic cap stamped "H&P 6827" set for the southwest corner;

**THENCE** departing said north line of County Road 517 and over and across said 104 acre tract, the following courses and distances:

North 16°47'18" East, a distance of 1070.67 feet to a 1/2" iron rod with plastic cap stamped "H&P 6827" set in a barbed wire fence for the northwest corner of this tract;

South 73°23'38" East, a distance of 68.86 feet to a mag nail w/ "H&P Surveying Property Corner" washer set in a wood corner post for corner;

South 71°08'12" East, a distance of 104.65 feet to a 1/2" iron rod with plastic cap stamped "H&P 6827" set for corner;

South 71°47'02" East, a distance of 604.30 feet to a 1/2" iron rod with plastic cap stamped "H&P 6827" set for corner;

South 79°55'37" East, a distance of 96.30 feet to a 1/2" iron rod with plastic cap stamped "H&P 6827" found in said west right-of-way line of F.M. 2414 for the northeast corner of this tract:

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

South 15°30'12" West, a distance of 607.00 feet to a 1/2" iron rod with plastic cap stamped "H&P 6827" found for corner;

South 14°26'29" West, a distance of 406.30 feet to the **POINT OF BEGINNING** and containing 21.50 acres or 936,540 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

No buildings witnessed on the subject property at the time of survey.

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. \*\*CALL TEXAS 811 BEFORE YOU DIG\*\*

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: November 14, 2024

Mitchell Cude
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## TSPS LAND TITLE SURVEY 21.50 ACRES

W. WEST SURVEY, ABSTRACT NO. 964 HAMILTON COUNTY, TEXAS

