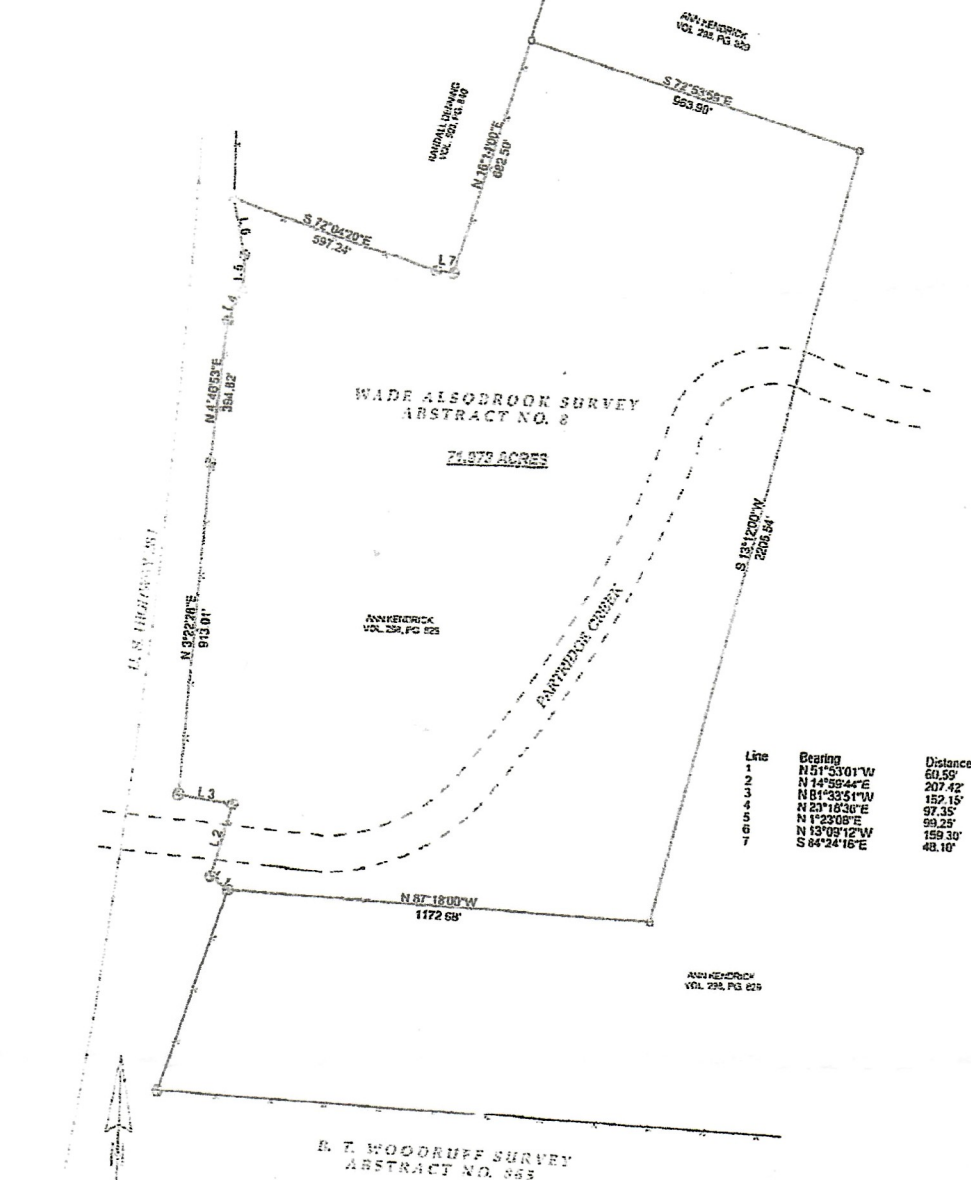


COUNTY OF HAMITON

PLAT SHOWING SURVEY OF 71.973 ACRES OF LAND BEING OUT OF THE WADE ALSBROOK SURVEY, ABSTRACT NO. 8, HAMILTON COUNTY, TEXAS AND BEING A PART OF THAT TRACT DESCRIBED IN DEED TO ANN KENDRICK IN VOLUME 298, PAGE 829, DEED RECORDS, HAMILTON COUNTY, TEXAS.



ESTABLISHED AND DETERMINED BY G.P.S.
STATE PLAIN COORDINATE SYSTEM
CENTRAL TEXAS ZONE, NAD 83 DATUM

APRIL 9, 2019 2
ANN KENDRICK

- ☒ STEEL PIN FOUND
- ☒ STEEL PIPE FOUND
- ☐ STEEL PIN SET

Line	Bearing	Distance
1	N 51° 53' 01" W	60.59'
2	N 14° 59' 44" E	207.42'
3	N 81° 33' 51" W	152.15'
4	N 23° 18' 36" E	97.35'
5	N 1° 23' 08" E	99.25'
6	N 13° 09' 12" W	159.30'
7	S 84° 24' 16" E	48.10'

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REPRODUCTIONS OF THIS SURVEY MAY NOT BE USED FOR
SUBSEQUENT TRANSACTIONS. THIS SURVEY WAS PREPARED
FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE
PROPERTY LEGALLY DESCRIBED HEREIN AND IS CORRECT
ON THIS DATE. THERE ARE NO SHORTAGES, OVERSIGHTS OF
BOUNDARY CONFLICTS, ENCROACHMENTS, OVERSIGHTS OF
IMPROVEMENTS, EASEMENTS, OR FLOOD HAZARDS, AND THAT
SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED
PUBLIC ROAD, EXCEPT AS SHOWN IN THE PLAN.**

SHOCKLEY SURVEYING
200 S. RICE, HAMILTON, TEXAS 78531
PH. 254-386-8580

FHM NO. 10050500

EXHIBIT "A"

Conner
CR411

TRACT ONE:

All that certain tract or parcel of land situated in Hamilton County, Texas, and being 134 acres of land out of the Wade Alsebrook 640 acre survey, being Block No. 12 of the Hogg Bros. Ranch, described as follows: BEGINNING at the South West corner of the McKenzie survey, and the North West corner of the M. Smith survey, a Sm. for corner: THENCE North 71 West 1010 _____ to center of Public road for corner of this tract; THENCE South 19 West along the center of said road and with its meanderings 750 vrs. to a sm. on bank of branch for corner of this; THENCE S. 71 E. 1010 vrs. to corner in W. line of M. Smith survey also West line of tract sold S.P.Drake. THENCE North 19 East along said line 750 vrs. to the beginning. Excepting from the above described field notes all the land now in the State Highway, near the Western edge of said land, heretofore deeded for Highway purposes by deed recorded in Book 105, page 272 of the Deed Records of said County, and also excepting all the land in the above described field notes that lies West of said Highway. Said land estimated to contain about 128 acres. AND being the same land described in the Deed from E. Stanford and wife, M.A. Stanford, to T.W. Conner, dated September 20, 1935, recorded in Volume 111, page 204, Deed Records of Hamilton County, Texas.

TRACT TWO:

Harrison
ON 281

All that certain lot, tract, or parcel of land more particularly described as that 135 acre tract situated in the Wade Alsabrook Survey, Abstract Number 8, Hamilton County, Texas, described by metes and bounds in the Warranty Deed to the Veterans Land Board dated December 18, 1953, recorded in Volume 166, page 305, Deed Records of said County, Texas; and also further described in that Contract of Sale to said GRANTEE(s) dated December 8, 1953, recorded in Volume 166, Page 303, Deed Records of said County,



SHOCKLEY ENGINEERING AND SURVEYING

200 S. RICE AVE. HAMILTON, TEXAS 76531

OFFICE PH. 254-386-8580

FIELD NOTES

THE STATE OF TEXAS

HAMILTON COUNTY

All that certain tract or parcel of land situated in Hamilton County, Texas being 71.973 acres of land out of the Wade Alsobrook Survey, A-008 and being a part of that tract described in Deed to Ann Kendrick per Vol. 298, page 829 Hamilton County Deed Records and described by metes and bounds as follows;

BEGINNING at a steel pipe for a corner post found in the East line of U. S. Highway 281 the SWC of the adjoining Randell Denning tract per Vol. 503, page 840 and the NWC of this;

THENCE S72-04-20E along Denning's South fence, at 597.24 feet a steel pipe for a corner post and S84-24-16E, 48.10 feet crossing a gateway to a steel pipe for a corner post, an interior corner of this;

THENCE N16-14-00E along Denning's East fence, at 682.50 feet a steel pin set the NWC of this;

THENCE S72-53-59E, an unfenced line, at 963.90 feet a steel pipe for a corner post, the NEC of this;

THENCE S13-12-00W, an unfenced line, at 2205.54 feet a steel pin set, the SEC of this;

THENCE N87-18-00W, an unfenced line, at 1172.68 feet a steel pipe for a corner post, the SWC of this;

THENCE N51-53-01W, along fence, at 60.59 feet a steel pipe for a corner post on the South bank of Partridge Creek, an exterior corner of this;

THENCE N14-59-44E along fence crossing same, at 207.42 feet a steel pipe for a corner post, an interior corner of this;

THENCE N81-33-51W along fence, at 152.15 feet a steel pipe for a corner post in the East line of U. S. Hwy 281, an exterior SWC of this;

THENCE N03-22-28E along the fenced East line of same, at 913'01 feet a steel pipe for a corner post, an exterior corner of this;

THENCE N04-46-53E along HWY. fence, at 394.82 feet a steel pipe for a corner post, an exterior corner of this;

THENCE N23-18-36E along fence, at 97.35 feet a concrete monument found, an interior corner of this;

THENCE N01-23-08E along fence, at 99.25 feet a steel pipe for a corner post,

THENCE N13-09-12W along highway fence, at 159.30 feet the Point of Beginning and containing 71.973 acres of land. ←

SURVEYED; 10 April 2019

Rodman; Bandon Buffe

I, Harold J. Shockley, Registered Professional Land Surveyor of the State of Texas do hereby state that the foregoing survey was made by me, on this date, on the ground and that the corners are marked as indicated in the field notes and on the plat attached hereto. I also state that to the best of my professional knowledge and belief that there are no shortages of area, that there are no encroachments, protrusions, visible easements, or flood hazards, except as shown and that the property has access to a public road.

Harold J. Shockley
Registered Prof. Land Surveyor
No. 2286 of Texas