



CALLED 414.84 ACRES
 FLOYD W. MCGILVARY
 AND JOYCE MCGILVARY
 VOL. 376, PG. 787
 R.P.R.H.C.T.

PROPOSED TRACT 10
 PART OF
 CALLED 249.99 ACRES
 BRIAN L. HAILE
 VOL. 607, PG. 766
 R.P.R.H.C.T.

TRACT 2
20.47 ACRES
891,835 SQ. FT.
 PART OF
 CALLED 249.99 ACRES
 BRIAN L. HAILE
 VOL. 607, PG. 766
 R.P.R.H.C.T.

PROPOSED TRACT 9

PROPOSED TRACT 3

LEGAL DESCRIPTION

BEING a tract of land being approximately 14.39 acres out of the W. Hodo Survey, Abstract No. 1624, being approximately 0.02 acres out of the W. Sharp Survey, Abstract No. 957 and being approximately 5.91 acres out of the J. Lanford Survey Abstract No. 1628, Hamilton County, Texas and being part of a called 249.99 acre tract of land described in deed to Brian L. Haile, recorded in Volume 607, Page 766 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 right-of-way line of Farm-To-Market Road No. 2414 (a variable width right-of-way) being the northeast corner of this tract from which a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" found for the northeast corner of said 249.99 acre tract bears North 13°34'22" West, 3313.78 feet and a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" found bears North 10°41'47" West, 1764.53 feet; (Grid Coordinates: N:10517386.25, E:29595514.25)

THENCE with said west right-of-way line, South 10°41'47" East, a distance of 955.31 feet to a cotton gin spindle set for the southeast corner of this tract from which a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" found bears South 10°41'47" East, 1167.66 feet;

THENCE departing said west right-of-way line over and across said 249.99 acre tract, the following courses and distances:

- South 82°58'15" West, a distance of 281.73 feet to a cotton gin spindle set for corner;
- South 73°35'00" West, a distance of 259.82 feet to a cotton gin spindle set for corner;
- North 70°25'44" West, a distance of 558.18 feet to a cotton gin spindle set for the southwest corner of this tract;
- North 14°40'26" East, a distance of 1051.95 feet to a cotton gin spindle set for the northwest corner of this tract;
- South 75°30'04" East, a distance of 631.09 feet to the **POINT OF BEGINNING** and containing 20.47 acres or 891,835 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.

SURVEYORS 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: July 1, 2022

Mitchell Cude
 Registered Professional Land Surveyor No. 6827
 Heritage & Pine Surveying, LLC
 1210 CR 402, Hamilton, Texas 76531
 Phone: 254-386-2362
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NOTES

Access easement and utility easements are proposed.

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.

LEGEND

- U.E. = UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- IRS = 1/2" IRON ROD W/ "H&P 6827" CAP SET
- IRFC = 1/2" IRON ROD W/ "H&P 6827" CAP FOUND
- CS = COTTON GIN SPINDLE SET
- R.P.R.H.C.T. = REAL PROPERTY RECORDS, HAMILTON COUNTY, TEXAS
- U.E. = UTILITY EASEMENT

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

TSPS LAND TITLE SURVEY
20.47 ACRES

W. HODO SURVEY, ABSTRACT NO. 1624
 J. LANFORD SURVEY, ABSTRACT NO. 1628
 W. SHARP SURVEY, ABSTRACT NO. 957
 HAMILTON COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	JCL	MTC	JULY 2022	70169	1 OF 1

