



TRACT 8
22.13 ACRES
964,020 SQ. FT.

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

CALLED 542 ACRES
 VON DEAN WOLF
 VOL. 475, PG. 361
 R.P.R.H.C.T.

CALLED 60.049 ACRES
 JASON D. WEEKS
 VOL. 400, PG. 137
 R.P.R.H.C.T.

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

LEGAL DESCRIPTION

BEING a tract of land out of the W. Hodo Survey, Abstract No. 1624, Hamilton County, Texas and being part of a 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 3" metal fence post found for the northeast corner of a called 60.049 acre tract of land described in deed to Jason D. Weeks recorded in Volume 400, Page 137 of said Real Property Records, being the southeast corner of a called 542 acre tract of land described in deed to Von Dean Wolf recorded in Volume 475, Page 361 of said Real Property Records; (Grid Coordinates: N:10515533.60, E:2957455.89)

THENCE with the east line of said 542 acre tract, North 16°52'07" East, a distance of 557.98 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the northwest corner of this tract;

THENCE departing said east line, over and across said 249.99 acre tract, the following courses and distances:

- South 77°15'00" East, a distance of 531.11 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
- South 81°47'13" East, a distance of 554.60 feet to a cotton gin spindle set in the centerline of a caliche road for the northeast corner of this tract;

THENCE with said centerline, South 6°17'34" East, a distance of 573.95 feet to a cotton gin spindle set for the southeast corner of this tract;

THENCE departing said centerline, over and across said 249.99 acre tract, South 74°57'50" West, a distance of 1120.44 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set in the east line of said 60.049 acre tract for the southwest corner of this tract from which a 3" metal corner post found bears South 21°49'14" East, 1876.56 feet;

THENCE with said east line, North 21°49'14" West, a distance of 564.05 feet to the **POINT OF BEGINNING** and containing 22.13 acres or 964,020 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
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 1210 CR 402, Hamilton, Texas 76531
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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

- 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
- CS = COTTON GIN SPINDLE SET
- U.E. = UTILITY EASEMENT

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

TSPS LAND TITLE SURVEY
22.13 ACRES

W.G HUFFMAN SURVEY, ABSTRACT NO. 1540
 DOCK ELLIOT SURVEY, ABSTRACT NO. 251
 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

