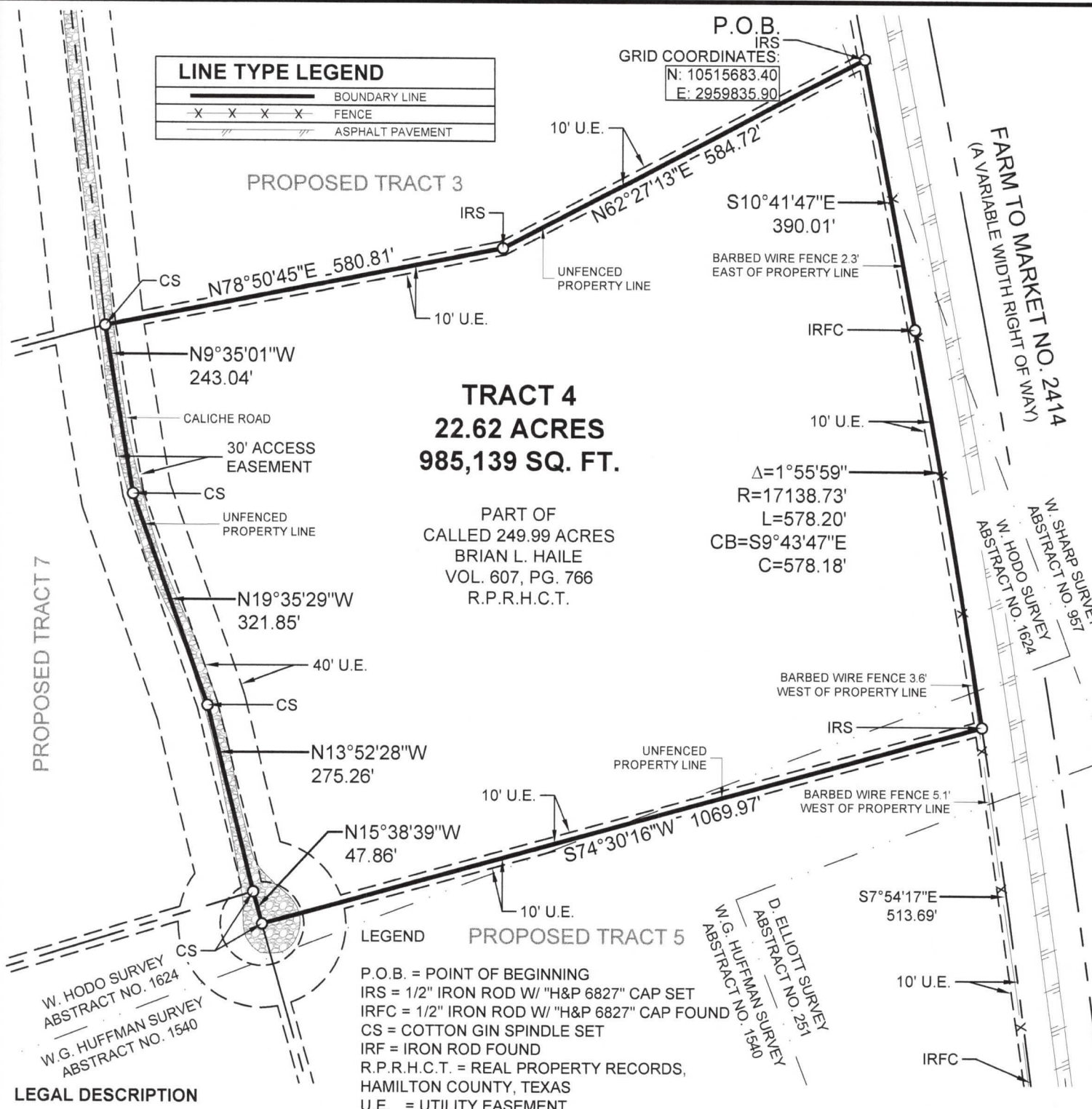
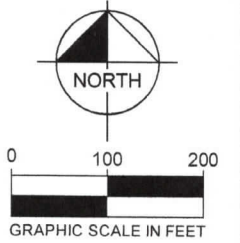


LINE TYPE LEGEND	
	BOUNDARY LINE
	FENCE
	ASPHALT PAVEMENT

P.O.B. IRS  
 GRID COORDINATES:  
 N: 10515683.40  
 E: 2959835.90



**NOTES**

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.

Access easement and utility easements are proposed.

**TRACT 4**  
**22.62 ACRES**  
**985,139 SQ. FT.**

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

**LEGEND**

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  
 IRF = IRON ROD FOUND  
 R.P.R.H.C.T. = REAL PROPERTY RECORDS,  
 HAMILTON COUNTY, TEXAS  
 U.E. = UTILITY EASEMENT

**LEGAL DESCRIPTION**

**BEING** a tract of land being approximately 0.33 acres out of the W. G. Huffman Survey, Abstract No. 1540, Hamilton County, Texas, being approximately 0.03 acres out of the W. Sharp Survey, Abstract No. 957, Hamilton County, Texas and being approximately 22.27 acres out of the W. Hodo Survey, Abstract No. 1624, Hamilton County, Texas and being part of 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) for the northeast corner of this tract; (Grid Coordinates: N:10515683.40, E:2959835.90)

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

South 10°41'47" East, a distance of 390.01 feet to an iron rod with plastic cap stamped "H&P RPLS 6827" found for corner at the beginning of a non-tangent curve to the right having a central angle of 01°55'59", a radius of 17138.73 feet, and chord bearing and distance of South 9°43'47" East, 578.18 feet;  
 In a southeasterly direction with said curve to the right, an arc distance of 578.20 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" 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 7°54'17" East, 513.69 feet;

**THENCE** departing said west right-of-way line, over and across said 249.99 acre tract, South 74°30'16" West, a distance of 1069.97 feet to a cotton gin spindle set for the southwest corner of this tract;

**THENCE** with the centerline of said caliche road, the following courses and distances:

North 15°38'39" West, a distance of 47.86 feet to a cotton gin spindle set for corner;  
 North 13°52'28" West, a distance of 275.26 feet to a cotton gin spindle set for corner;  
 North 19°35'29" West, a distance of 321.85 feet to a cotton gin spindle set for corner;  
 North 9°35'01" West, a distance of 243.04 feet to a cotton gin spindle set the northwest corner of this tract;

**THENCE** departing said centerline, over and across said 249.99 acre tract, the following courses and distances:

North 78°50'45" East, a distance of 580.81 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;  
 North 62°27'13" East, a distance of 584.72 feet to the **POINT OF BEGINNING** and containing 22.62 acres or 985,139 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  
 HeritagePineSurveying@gmail.com



**TSPS LAND TITLE SURVEY**  
**22.62 ACRES**

W. SHARP SURVEY, ABSTRACT NO. 957  
 W.G. HUFFMAN SURVEY, ABSTRACT NO. 1540  
 W. HODO SURVEY, ABSTRACT NO. 1624  
 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

FIRM # 10194669  
**HERITAGE & PINE SURVEYING, LLC**