

TRACT 7
20.88 ACRES
909,730 SQ. FT.

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

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

LEGEND
 P.O.B. = POINT OF BEGINNING
 IRS = 1/2" IRON ROD W/ "H&P 6827" CAP SET
 ● = 3" METAL POST FOUND FOR CORNER
 R.P.R.H.C.T. = REAL PROPERTY RECORDS,
 HAMILTON COUNTY, TEXAS
 U.E. = UTILITY EASEMENT

LEGAL DESCRIPTION

BEING a tract of land out of the W. Hodo Survey, Abstract No. 1624, 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 east line 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 for the southwest corner of this tract from which a 3" metal fence post found for the southwest corner of said 249.99 acre tract bears South 21°49'14" East, 995.49 feet; (Grid Coordinates: N:10514192.02, E:2957993.04)

THENCE with said east line, North 21°49'14" West, a distance of 881.07 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the northwest corner of this tract from which a 3" metal fence post found for the northeast corner of said 60.049 acre tract bears North 21°49'14" West, 564.05 feet;

THENCE departing said east line, over and across said 249.99 acre tract, North 74°57'50" East, a distance of 1120.44 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, the following courses and distances:

- South 9°35'01" East, a distance of 243.04 feet to a cotton gin spindle set for corner;
- South 19°35'29" East, a distance of 321.85 feet to a cotton gin spindle set for corner;
- South 13°52'28" East, a distance of 275.26 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 72°52'37" West, a distance of 1013.92 to the **POINT OF BEGINNING** and containing 20.88 acres or 909,730 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.

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.

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



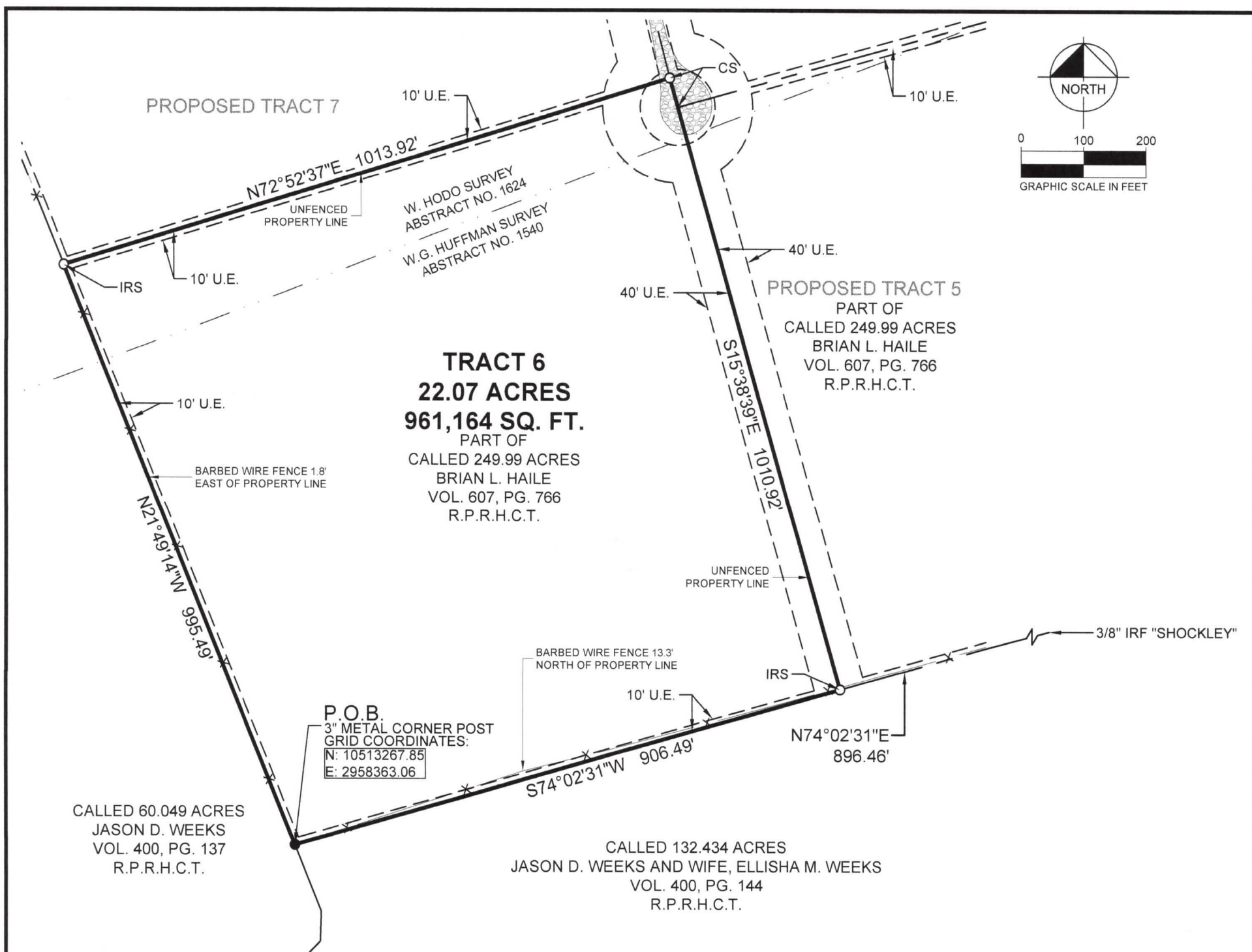
TSPS LAND TITLE SURVEY
20.88 ACRES

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





LEGAL DESCRIPTION

BEING a tract of land being approximately 3.03 acres out of the W. Hodo Survey, Abstract No. 1624 and being approximately 19.04 acres out of the W. G. Huffman Survey Abstract No. 1540, 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 3" metal corner post found in the east line 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 for the southwest corner of said 249.99 acre tract and being the southwest corner of this tract; (Grid Coordinates: N:10513267.85, E:2958363.06)

THENCE with said east line, North 21°49'14" West, a distance of 995.49 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:

- North 72°52'37" East, a distance of 1013.92 feet to a cotton gin spindle set in the center of caliche road for the northeast corner of this tract;
- South 15°38'39" East, a distance of 1010.92 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 3/8" iron rod with plastic cap stamped "SHOCKLEY" found for the southeast corner of said 249.99 acre tract bears North 74°02'31" East, 896.46 feet;

THENCE with said north line, South 74°02'31" West, a distance of 906.49 feet to **POINT OF BEGINNING** and containing 22.07 acres or 961,164 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

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 Phone: 254-386-2362
 HeritagePineSurveying@gmail.com



NOTES

Access easement and utility easements are proposed.

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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
- = 3" METAL POST FOUND FOR CORNER
- R.P.R.H.C.T. = REAL PROPERTY RECORDS, HAMILTON COUNTY, TEXAS
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LINE TYPE LEGEND	
	BOUNDARY LINE
	FENCE

TSPS LAND TITLE SURVEY
22.07 ACRES

W. G. HUFFMAN SURVEY, ABSTRACT NO. 1540
 W. HODO SURVEY, ABSTRACT NO. 1624
 HAMILTON COUNTY, TEXAS

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1" = 200'	JCL	MTC	JULY 2022	70169	1 OF 1

FIRM # 10194669
HERITAGE & PINE SURVEYING, LLC