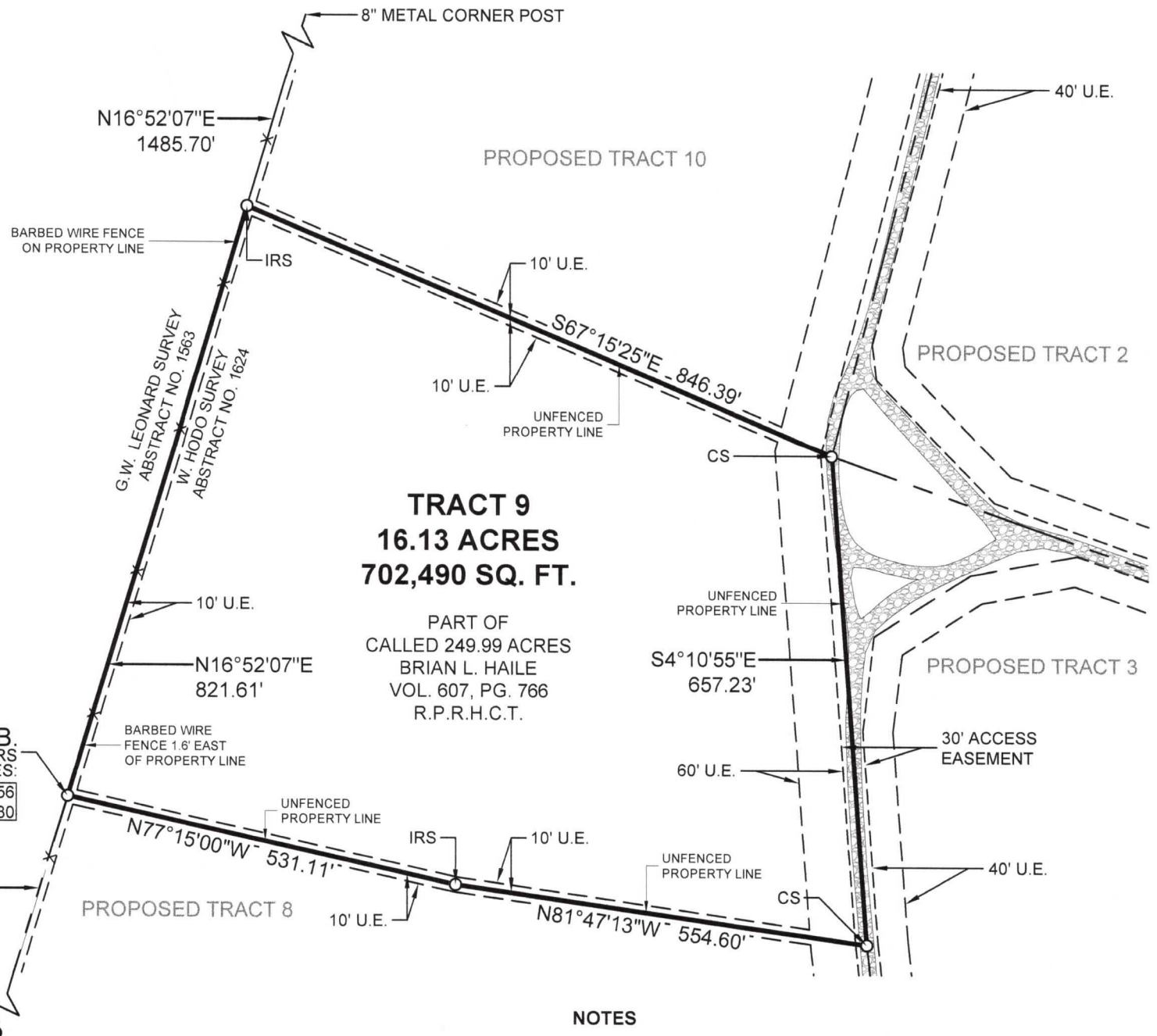


CALLED 542 ACRES
VON DEAN WOLF
VOL. 475, PG. 361
R.P.R.H.C.T.



TRACT 9
16.13 ACRES
702,490 SQ. FT.

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 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 542 acre tract of land described in deed to Von Dean Wolf recorded in Volume 475, Page 361 of said Real Property Records for the southwest corner of this tract from which a 3" metal fence post found bears South 16°52'07" West, 557.98 feet; (Grid Coordinates: N:10516067.56, E:2957617.80)

THENCE with said east line, North 16°52'07" East, a distance of 821.61 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 an 8" metal post found bears North 16°52'07" East, 1485.70 feet;

THENCE departing said east line, over and across said 249.99 acre tract, South 67°15'25" East, a distance of 846.39 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 4°10'55" East, a distance of 657.23 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, the following courses and distances:

North 81°47'13" West, a distance of 554.60 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
North 77°15'00" West, a distance of 531.11 feet to the **POINT OF BEGINNING** and containing 16.13 acres or 702,490 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



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.

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

LINE TYPE LEGEND	
	BOUNDARY LINE
	FENCE
	ASPHALT PAVEMENT

TSPS LAND TITLE SURVEY
16.13 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

FIRM # 10194669
HERITAGE & PINE SURVEYING, LLC