

LEGAL DESCRIPTION

BEING a tract of land out of the W. C. Cowart Survey, Abstract No. 935, Hamilton County, Texas and being part of a called 160.73 acre tract of land described in deed to Charlie Bottlinger, recorded in Volume 608, Page 811 of the Real Property Records, Hamilton County, Texas and being more particularly described as follows:

BEGINNING at a cotton gin spindle found at the intersection of the centerline of County Road 614 with the north right-of-way line of Farm-To-Market Road No. 221 (a variable width right-of-way) for the southeast corner of said 160.73 acre tract and being the southeast corner of this tract;(Grid Coordinates: N:10565304.64, E:2929737.07)

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

- North 73°35'51" West, a distance of 692.00 feet to a 1/2" iron rod with plastic cap stamped "RPLS 6334" found for corner;
- North 16°24'09" East, a distance of 200.00 feet to a 1/2" iron rod with plastic cap stamped "RPLS 6334" found for corner;
- North 73°35'51" West, a distance of 50.00 feet to a 1/2" iron rod with plastic cap stamped "RPLS 6334" found for corner;
- South 16°24'09" West, a distance of 200.00 feet to a 1/2" iron rod with plastic cap stamped "RPLS 6334" found for corner;
- North 73°35'51" West, a distance of 513.40 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the southwest corner of this tract;

THENCE departing said north right-of-way line, over and across said 160.73 acre tract, the following courses and distances:

- North 16°24'09" East, a distance of 1376.76 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the northwest corner of this tract;
- South 73°35'51" East, a distance of 1258.51 feet to a cotton gin spindle set in the centerline of said County Road 614 for the northeast corner of this tract;

THENCE with said centerline, South 16°31'55" West, a distance of 1376.76 feet to the **POINT OF BEGINNING** and containing 39.4979 acres or 1,720,526 square feet of land.

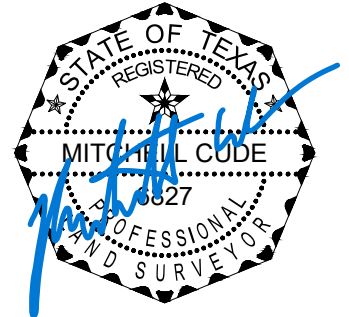
Bearing system based on the State Plane Coordinate System of 1983, Texas Central Zone (4203), North American Datum of 1983 per the AllTerra Trimble Global Positioning System RTKnet.

SURVEYOR'S 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: August 12, 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
TRACT 3: 39.4979 ACRES
W. C. COWART SURVEY, ABSTRACT NO. 935
HAMILTON COUNTY, TEXAS

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCL	MTC	AUG. 2022	70218	1 OF 2

FIRM # 10194669
HERITAGE & PINE SURVEYING, LLC

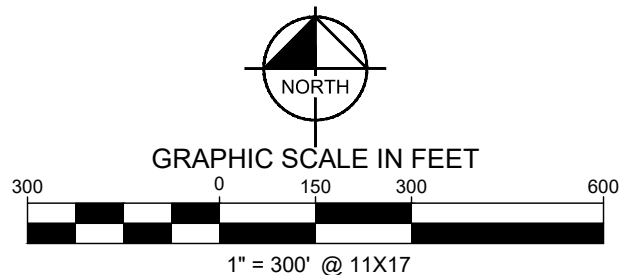


TRACT 3
39.4979 ACRES
1,720,526 SQ. FT.
 PART OF
 CALLED 160.73 ACRES
 CHARLIE BOTTLINGER
 VOL. 608, PG. 811
 R.P.R.H.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N16°24'09"E	200.00'
L2	N73°35'51"W	50.00'
L3	S16°24'09"W	200.00'

0.230 ACRE TRACT NO. 2
 STATE OF TEXAS
 VOL. 164, PG. 194
 D.R.H.C.T.

P.O.B.
 CF IN ROAD
 GRID COORDINATES:
 N: 10565304.64
 E: 2929737.07



LINE TYPE LEGEND	
	BOUNDARY LINE
	OVERHEAD ELECTRIC LINE
	FENCE
	ASPHALT PAVEMENT

LEGEND	
	TELEPHONE BOX

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LEGEND
 P.O.B. = POINT OF BEGINNING
 IRS = 1/2" IRON ROD W/ "H&P 6827" CAP SET
 IRFC = 1/2" IRON ROD FOUND W/ "RPLS 6334" CAP FOUND
 CF = COTTON GIN SPINDLE FOUND
 CS = COTTON GIN SPINDLE SET
 R.P.R.H.C.T. = REAL PROPERTY RECORDS, HAMILTON COUNTY, TEXAS

NOTES
 Bearing system based on the State Plane Coordinate System, Texas Central Zone (4203), North American Datum of 1983 (NAD83) per the AllTerra Trimble Global Positioning System RTKnet.
 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.

TSPS LAND TITLE SURVEY
TRACT 3: 39.4979 ACRES
 W. C. COWART SURVEY, ABSTRACT NO. 935
 HAMILTON COUNTY, TEXAS

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	JCL	MTC	AUG. 2022	70218	2 OF 2

