



LEGAL DESCRIPTION

BEING a tract of land out of the F.B. Gentry Survey, Abstract No. 1206, Hamilton County, Texas and being all of Tract 4 of the Ranches at Sky Valley, an unrecorded subdivision in Hamilton County and being all of a called 20.02 acre tract of land described in deed to Brandon Smith and Cassandra Smith recorded in Volume 627, Page 747 of the Real Property Records, Hamilton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the north line of County Road 611 for the westernmost southwest corner of said Tract 4 and being the westernmost southwest corner of this tract; (Grid Coordinates: N:10609158.62, E:2935420.23)

THENCE departing said north line of County Road 611, North 20°36'52" East, a distance of 923.50 feet to a 1/2" iron rod found for the northwest corner of said Tract 4 and being the northwest corner of this tract;

THENCE with the north line of said Tract 4, the following courses and distances:

- South 67°51'14" East, a distance of 100.34 feet to a 3" steel post found for the southwest corner of a called 20.02 acre tract of land described as Tract 2 of said Ranches at Sky Valley in deed to Andrew John Gerdes recorded in Volume 578, Page 476 of said Real Property Records;
- South 69°28'18" East, a distance of 599.81 feet to a 1/2" iron rod found for the northeast corner of said Tract 4 and being the northeast corner of this tract;

THENCE with the east line of said Tract 4, South 16°34'59" West, a distance of 1232.97 feet to a 1/2" iron rod found in the north line of County Road 610 for the southeast corner of said Tract 4 and being the southeast corner of this tract;

THENCE with said north line of County Road 610, North 73°22'16" West, a distance of 601.74 feet to a 3" steel corner post found at the intersection of said north line of County Road 610 and the east line of County Road 611 for the southernmost southwest corner of Tract 4 and being the southernmost southwest corner of this tract;

THENCE with said east line of County Road 611, North 16°51'22" East, a distance of 363.21 feet to a 3" steel corner post found at a turn in said County Road 611;

THENCE with said north line of County Road 611, North 73°44'38" West, a distance of 163.17 feet to the **POINT OF BEGINNING** and containing 20.0239 acres or 872,241 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 1B, Condition 4, Standard Land Survey.

Survey Date: July 14, 2023

Mitchell Cude
 Registered Professional Land Surveyor No. 6827
 Heritage & Pine Surveying, LLC
 889 TX-36, Hamilton, Texas 76531
 Phone: 254-386-2362
 HeritagePineSurveying@gmail.com



TSPS STANDARD LAND SURVEY
20.0239 ACRES
 F.B. GENTRY SURVEY, ABSTRACT NO. 1206
 HAMILTON COUNTY, TEXAS

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.

LEGEND

- P.O.B. = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- D.R.H.C.T. = DEED RECORDS OF HAMILTON COUNTY, TEXAS
- R.P.R.H.C.T. = REAL PROPERTY RECORDS, HAMILTON COUNTY, TEXAS

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| Scale | Drawn by | Checked by | Project No. | Sheet No. |
| 1" = 200' | BRA | MTC | 70409 | 1 OF 1 |

FIRM # 10194669
HERITAGE & PINE SURVEYING, LLC