

**LEGEND**

CM	CONTROLLING MONUMENT	CONCRETE	WOOD
1/2" STEEL ROD FOUND		COVERED CARPORT, PORCH, DECK, ETC	
1/2" STEEL ROD SET (BY-LINE)		OHT - OVERHEAD TELEPHONE	
POINT FOR CORNER		OHP - OVERHEAD ELECTRIC	
1/2" PIPE FOUND		PIPE FENCE	
SRF = STEEL ROD FOUND		METAL FENCE	
POWER POLE		WOOD FENCE	
A/C	AIR CONDITIONING	BARBED WIRE FENCE	
WATER METER		WIRE FENCE	
5/8" STEEL ROD FOUND		OVERHEAD ELECTRIC	
SOD NAIL FOUND		GUY WIRE	
" FOUND IN CONCRETE		ELECTRIC METER	
UNDERGROUND ELECTRIC		TELEPHONE PEDESTAL	
FH FIRE HYDRANT		CLEANOUT	SEPTIC LID(S)
WATER VALVE		GAS METER	
		ASPHALT PAVING	
		GRAVEL/ROCK ROAD OR DRIVE	



APPROVED BY:

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CALLLED 150-1/2 ACRES  
DAVID E. SCHRECK AND WIFE,  
CAROLE SCHRECK  
VOL. 1832, PG. 66  
O.P.R.H.C.T.

CALLLED 190.07 ACRES  
DAVID E. SCHRECK AND WIFE,  
CAROLE SCHRECK  
VOL. 1773, PG. 281  
O.P.R.H.C.T.

CALLLED 165.16 ACRES  
LARRY DEAN STUCKLY AND  
STACY ROSS STUCKLY  
VOL. 904, PG. 41  
O.P.R.H.C.T.

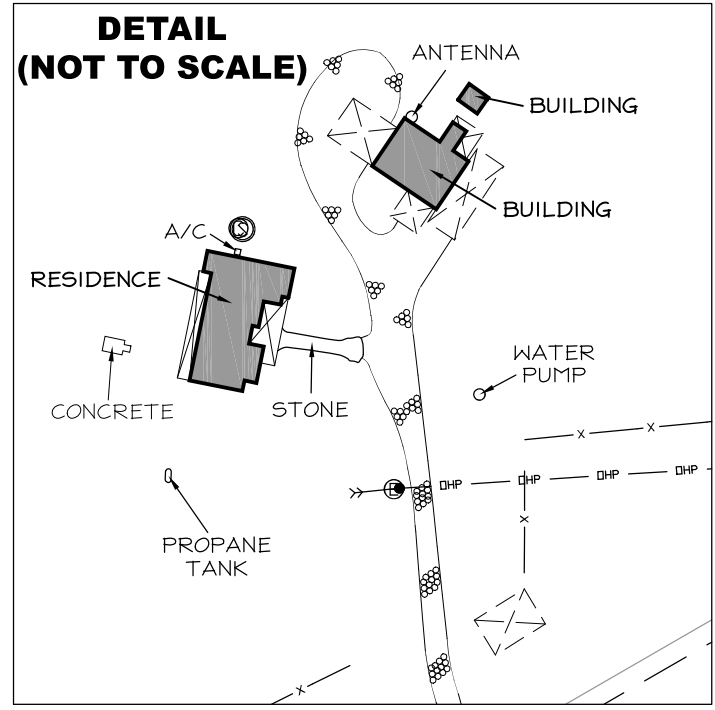
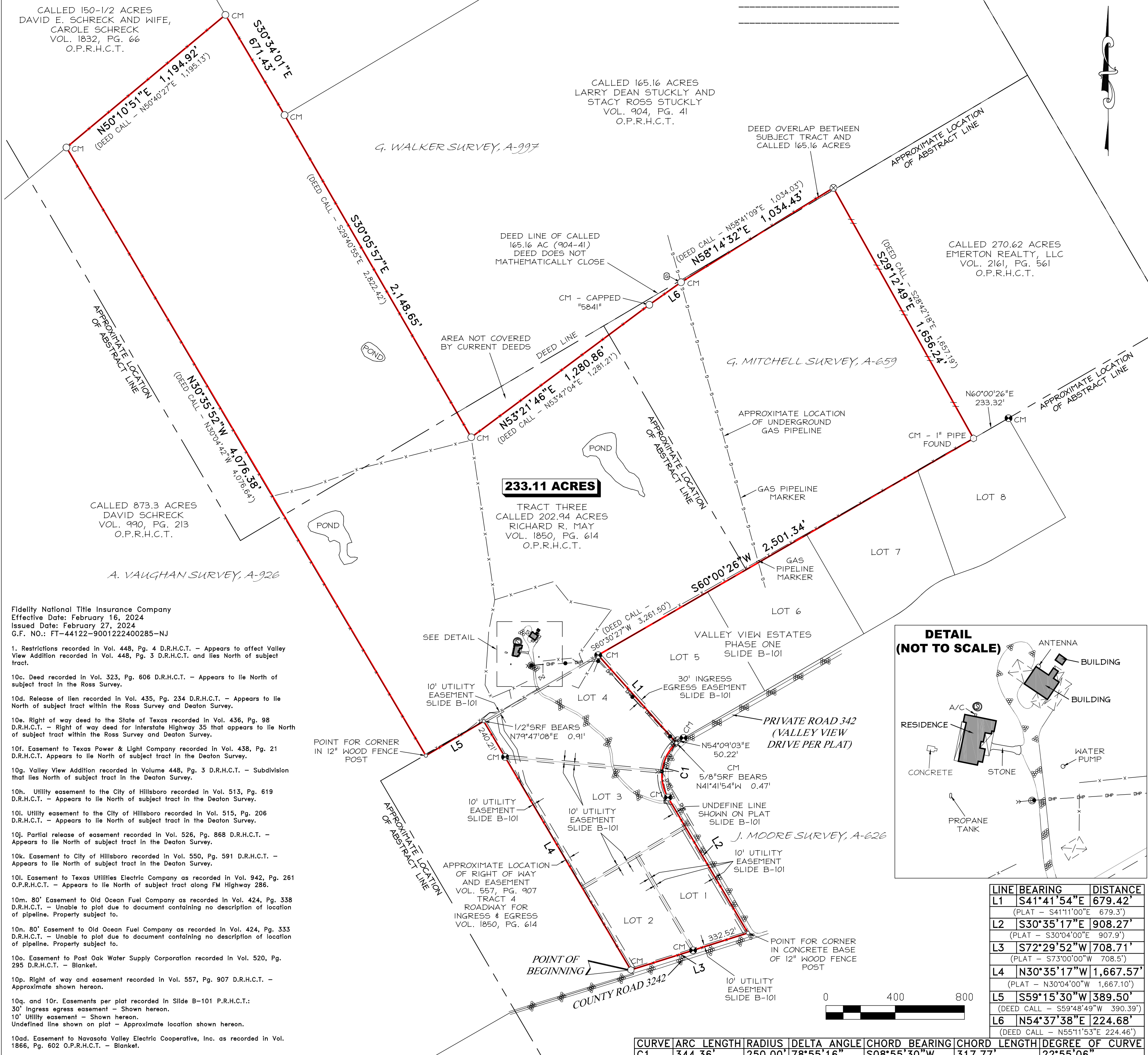
CALLLED 270.62 ACRES  
EMERTON REALTY, LLC  
VOL. 2161, PG. 561  
O.P.R.H.C.T.

**233.11 ACRES**  
TRACT THREE  
CALLLED 202.94 ACRES  
RICHARD R. MAY  
VOL. 1850, PG. 614  
O.P.R.H.C.T.

CALLLED 873.3 ACRES  
DAVID SCHRECK  
VOL. 990, PG. 213  
O.P.R.H.C.T.

Fidelity National Title Insurance Company  
Effective Date: February 16, 2024  
Issued Date: February 27, 2024  
G.F. NO.: FT-44122-9001222400285-NJ

- Restrictions recorded in Vol. 448, Pg. 4 D.R.H.C.T. - Appears to affect Valley View Addition recorded in Vol. 448, Pg. 3 D.R.H.C.T. and lies North of subject tract.
- Deed recorded in Vol. 323, Pg. 606 D.R.H.C.T. - Appears to lie North of subject tract in the Ross Survey.
- Release of lien recorded in Vol. 435, Pg. 234 D.R.H.C.T. - Appears to lie North of subject tract within the Ross Survey and Deaton Survey.
- Right of way deed to the State of Texas recorded in Vol. 436, Pg. 98 D.R.H.C.T. - Right of way deed for Interstate Highway 35 that appears to lie North of subject tract within the Ross Survey and Deaton Survey.
- Easement to Texas Power & Light Company recorded in Vol. 438, Pg. 21 D.R.H.C.T. Appears to lie North of subject tract in the Deaton Survey.
- Valley View Addition recorded in Volume 448, Pg. 3 D.R.H.C.T. - Subdivision that lies North of subject tract in the Deaton Survey.
- Utility easement to the City of Hillsboro recorded in Vol. 513, Pg. 619 D.R.H.C.T. - Appears to lie North of subject tract in the Deaton Survey.
- Utility easement to the City of Hillsboro recorded in Vol. 515, Pg. 206 D.R.H.C.T. - Appears to lie North of subject tract in the Deaton Survey.
- Partial release of easement recorded in Vol. 526, Pg. 868 D.R.H.C.T. - Appears to lie North of subject tract in the Deaton Survey.
- Easement to City of Hillsboro recorded in Vol. 550, Pg. 591 D.R.H.C.T. - Appears to lie North of subject tract in the Deaton Survey.
- Easement to Texas Utilities Electric Company as recorded in Vol. 942, Pg. 261 O.P.R.H.C.T. - Appears to lie North of subject tract along FM Highway 286.
- 80' Easement to Old Ocean Fuel Company as recorded in Vol. 424, Pg. 338 D.R.H.C.T. - Unable to plot due to document containing no description of location of pipeline. Property subject to.
- 80' Easement to Old Ocean Fuel Company as recorded in Vol. 424, Pg. 333 D.R.H.C.T. - Unable to plot due to document containing no description of location of pipeline. Property subject to.
- Easement to Post Oak Water Supply Corporation recorded in Vol. 520, Pg. 295 D.R.H.C.T. - Blanket.
- Right of way and easement recorded in Vol. 557, Pg. 907 D.R.H.C.T. - Approximate shown hereon.
- and 10r. Easements per plat recorded in Slide B-101 P.R.H.C.T.:  
30' Ingress egress easement - Shown hereon.  
10' Utility easement - Shown hereon.  
Undefined line shown on plat - Approximate location shown hereon.
- ad. Easement to Navasota Valley Electric Cooperative, Inc. as recorded in Vol. 1866, Pg. 602 O.P.R.H.C.T. - Blanket.



LINE	BEARING	DISTANCE
L1	S41°41'54"E	679.42'
(PLAT - S41°11'00"E 679.3')		
L2	S30°35'17"E	908.27'
(PLAT - S30°04'00"E 907.9')		
L3	S72°29'52"W	708.71'
(PLAT - S73°00'00"W 708.5')		
L4	N30°35'17"W	1,667.57'
(PLAT - N30°04'00"W 1,667.10')		
L5	S59°15'30"W	389.50'
(DEED CALL - S59°48'49"W 390.39')		
L6	N54°37'38"E	224.68'
(DEED CALL - N55°11'53"E 224.46')		

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	DEGREE OF CURVE
C1	344.36'	250.00'	78°55'16"	S08°55'30"W	317.77'	22°55'06"



STATE OF TEXAS  
COUNTY OF HILL

DESCRIPTION

BEING all of that tract of land in Hill County, Texas, out of the G. Walker Survey, Abstract No. 997, A. Vaughan Survey, Abstract No. 926, G. Mitchell Survey, Abstract No. 659 and J. Moore Survey, Abstract No. 626, and all of Lots 1, 2, 3 and 4, Block 1 of the Valley View Estates, Phase One, according to the plat thereof recorded in Slide B-101 of the Plat Records of Hill County, Texas; and being all of that called 202.94 acres of land described as Tract Three in a deed to Richard R. May as recorded in Volume 1850, Page 614 of the Official Public Records of Hill County, Texas (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being further described as follows:

BEGINNING at a 1/2 inch pipe found in the Northwest line of County Road 3242, at the South corner of said Lot 2 and in a Northeast line of that called 873.3 acres of land described in a deed to David Schreck as recorded in Volume 990, Page 213 of the Official Public Records of Hill County, Texas;

THENCE North 30 degrees 35 minutes 17 seconds West, 1,667.57 feet along the common line of said Lots 2, 3 and 4 and said 873.3 acres to a point for corner at the West corner of said Lot 4, at a North corner of said 873.3 acres and in the Southeast line of said 202.94 acres, from which a 1/2 inch steel rod found bears North 79 degrees 47 minutes 08 seconds East, 0.91 feet for witness and from which a 5/8 inch steel rod found bears South 30 degrees 35 minutes 17 seconds East, 240.21 feet for witness;

THENCE along the common line of said 202.94 acres and said 873.3 acres as follows:  
South 59 degrees 15 minutes 30 seconds West, 389.50 feet to a point for corner in a 12 inch wood fence post at the South corner of said 202.94 acres and at an ell corner of said 873.3 acres;  
North 30 degrees 35 minutes 52 seconds West, 4,076.38 feet to a 1/2 inch steel rod found at the West corner of said 202.94 acres, at a North corner of said 873.3 acres and in the Southeast line of that called 150-1/2 acres of land described in a deed to David E. Schreck and wife, Carole Schreck as recorded in Volume 1832, Page 66 of the Official Public Records of Hill County, Texas;

THENCE North 50 degrees 10 minutes 51 seconds East, 1,194.92 feet along the common line of said 202.94 acres and said 150-1/2 acres to a 1/2 inch steel rod found at the most Northerly North corner of said 202.94 acres, at the East corner of said 150-1/2 acres and in the Southwest line of that called 190.07 acres of land described in a deed to David E. Schreck and wife, Carole Schreck as recorded in Volume 1773, Page 281 of the Official Public Records of Hill County, Texas;

THENCE South 30 degrees 34 minutes 01 seconds East, 671.43 feet along the common line of said 202.94 acres and said 190.07 acres to a 1/2 inch steel rod found at the South corner of said 190.07 acres and at the West corner of that called 165.16 acres of land described in a deed to Larry Dean Stuckly and Stacy Ross Stuckly as recorded in Volume 904, Page 41 of the Official Public Records of Hill County, Texas;

THENCE South 30 degrees 05 minutes 57 seconds East, 2,148.65 feet along the common line of said 202.94 acres and said 165.16 acres to a 1/2 inch steel rod found at an ell corner of said 202.94 acres;

THENCE along a Northwest line of said 202.94 acres as follows:  
North 53 degrees 21 minutes 46 seconds East, 1,280.86 feet to a 1/2 inch steel rod capped '5841';  
North 54 degrees 37 minutes 38 seconds East, 224.68 feet to a 1/2 inch steel rod found;  
North 58 degrees 14 minutes 32 seconds East, 1,034.43 feet to a 1/2 inch steel rod set capped 'By-Line Surveying' at the most Easterly North corner of said 202.94 acres;

THENCE South 29 degrees 12 minutes 49 seconds East, 1,656.24 feet along the common line of said 202.94 acres and that called 270.62 acres of land described in a deed to Emerton Realty, LLC as recorded in Volume 2161, Page 561 of the Official Public Records of Hill County, Texas to a 1 inch pipe found at the East corner of said 202.94 acres and at a South corner of said 270.62 acres, from which a 5/8 inch steel rod found at the North corner of Lot 8, Block 1 of said Valley View Estates and at an ell corner of said 270.62 acres bears North 60 degrees 00 minutes 26 seconds East, 233.32 feet for witness;

THENCE South 60 degrees 00 minutes 26 seconds West, 2,501.34 feet along the common line of said 202.94 acres and Lot 5, 6, 7 and 8 of said Valley View Estates to a 5/8 inch steel rod found at the North corner of said Lot 4 and at the West corner of said Lot 5;

THENCE South 41 degrees 41 minutes 54 seconds East, 679.42 feet along the common line of said Lot 4 and Lot 5 to a point in Northwest line of Private Road 342 at the East corner of said Lot 4 and the South corner of said Lot 5, from which a 5/8 inch steel rod found bears North 41 degrees 41 minutes 54 seconds West, 0.47 feet for witness and from which another 5/8 inch steel rod found bears North 54 degrees 09 minutes 03 seconds East, 50.22 feet for witness;

THENCE along the common line of said Lots 1, 3 and 4 and Private Road 342 as follows:  
Southwesterly, 344.36 feet along a curve to the left having a radius 250.00 feet and a central angle of 78 degrees 55 minutes 16 seconds (Chord bears South 08 degrees 55 minutes 30 seconds West, 317.77 feet) to a 5/8 inch steel rod found;  
South 30 degrees 35 minutes 17 seconds East, 908.27 feet to a point for corner in the concrete base of a 12 inch wood fence post at the East corner of said Lot 1 and at the intersection of the Southwest line of Private Road 342 with the Northwest line of County Road 3242, from which a 5/8 inch steel rod found bears South 72 degrees 29 minutes 52 seconds West, 332.52 feet for witness;

THENCE South 72 degrees 29 minutes 52 seconds West, 708.71 feet along the common line of said Lot 1, Lot 2 and County Road 3242 to the POINT OF BEGINNING, containing 233.11 acres of land.

- SURVEYOR'S NOTES:
- BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GNSS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
  - NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
  - RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ADDRESSED HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY THE TITLE COMPANY.
  - THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
  - NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
  - PONDS SHOWN HEREON ARE APPROXIMATE IN SIZE AND LOCATION.
  - PIPELINE SHOWN HEREON IS APPROXIMATE IN LOCATION AND DERIVED FROM ABOVE GROUND EVIDENCE IN CONJUNCTION WITH THE TEXAS RAILROAD COMMISSION GIS SITE.
  - ABSTRACT LINE SHOWN HEREON IS APPROXIMATE IN LOCATION.

I, Shane Graham RPLS No. 6044, do hereby certify that the Plat of Survey shown hereon is correct, and accurate representation of the property lines and dimensions as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

BY:   
SHANE GRAHAM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6044



143 PRIVATE ROAD 342  
HUBBARD, TEXAS

DATE: 03/19/2024  
SCALE: 1" = 400'  
JOB NO.: 2024-233  
CLIENT: MIKE BARNET  
TECHNICIAN: SG

BY-LINE SURVEYING LLC  
P.O. BOX 834  
Emory, TX 75440  
Ph: (903) 473-5150  
Firm No: 10194233  
www.bylinesurveying.com