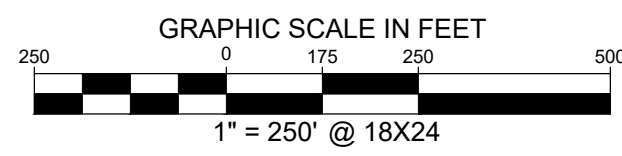
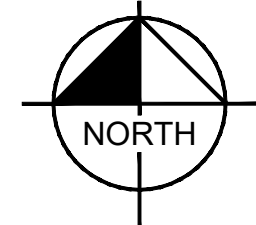


LINE TYPE LEGEND

—	BOUNDARY LINE
—	OHE OVERHEAD ELECTRIC LINE
-x-x-x-	FENCE
----	ASPHALT PAVEMENT

LEGEND

→	GUY ANCHOR
⊕	UTILITY POLE
⊙	WATER WELL
⊗	GAS VALVE



LEGEND

P.O.B. = POINT OF BEGINNING
 IRS = 1/2" IRON ROD W/ "H&P 6827" CAP SET
 IRF = IRON ROD FOUND
 MNS = MAG NAIL W/ "H&P SURVEYING PROPERTY CORNER" WASHER SET
 D.R.C.C.T. = DEED RECORDS OF COMANCHE COUNTY, TEXAS

LEGAL DESCRIPTION

BEING a tract of land out of the George T. Chappell Survey, Abstract No. 163, Comanche County, Texas and being all of a called 40.96 acre tract of land described as "Tract One" & all of a called 72.89 acre tract of land described as "Tract Two" in deed to Billy Wayne and Carolyn Jean Hayes Family Trust recorded in Volume 988, Page 88 of the Deed Records, Comanche County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the west line of County Road 340 for the northeast corner of said 40.96 acre tract and being the northeast corner of this tract; (Grid Coordinates: N:10648840.01, E:2898848.01)

THENCE with said west line of County Road 340, the following courses and distances:

- South 17°53'48" West, a distance of 143.57 feet to a 1/2" iron rod found for corner;
- South 14°44'31" West, a distance of 430.83 feet to a mag nail w/ "H&P Surveying Property Corner" washer set for corner;
- South 21°44'16" West, a distance of 128.52 feet to a point in the south cut-bank of the Leon River for corner;
- South 19°34'20" West, a distance of 394.52 feet to a 1/2" iron rod found for corner;
- South 20°12'12" West, a distance of 291.70 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner at the southeast corner of said 40.96 acre tract and being the northeast corner of said 72.89 acre tract;
- South 20°12'17" West, a distance of 265.07 feet to a 1/2" iron rod found for corner;
- South 13°57'39" West, a distance of 472.08 feet to a 1/2" iron rod found for corner;
- South 16°34'03" West, a distance of 459.61 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
- South 23°52'04" West, a distance of 104.66 feet to a 1/2" iron rod found for corner;
- South 20°18'43" West, a distance of 471.28 feet to a 30" elm tree stump found for corner;
- South 19°13'32" West, a distance of 414.97 feet to a 1/2" iron rod found for corner;
- South 29°16'07" West, a distance of 128.27 feet to a 1/2" iron rod found for corner;
- South 43°06'28" West, a distance of 223.94 feet to a 1/2" iron rod found for the southeast corner of said 72.89 acre tract and being the southeast corner of this tract;

THENCE departing said west line of County Road 340 and with the south line of said 72.89 acre tract, the following courses and distances:

- North 74°01'06" West, a distance of 165.83 feet to a 1/2" iron rod found for the northeast corner of a called 63.019 acre tract of land described in deed to Sarah Jane Patton Miller recorded in Volume 724, Page 150 of said Deed Records;
- North 74°01'06" West, continuing with said south line of the 72.89 acre tract and the north line of said 63.019 acre tract a distance of 963.49 feet to a 1/2" iron rod found for the southwest corner of said 72.89 acre tract, being the southeast corner of a called 100 acre tract of land described as "Tract Four" in deed to Rodney Stephens recorded in Volume 973, Page 121 of said Deed Records and being the southwest corner of this tract;

THENCE departing said north line of the 63.019 acre tract and with the west line of said 72.89 acre tract, the following courses and distances:

- North 20°38'03" East, a distance of 361.54 feet to a point in the south cut-bank of Holmsley Creek for corner;
- North 4°29'18" East, a distance of 63.14 feet to a 1/2" iron rod found for corner;
- North 17°37'02" East, a distance of 543.61 feet to a 4" metal corner post found for corner;
- North 17°08'25" East, a distance of 1199.62 feet to a point in a gate for corner;
- South 76°07'37" East, a distance of 18.88 feet to a 1/2" iron rod found for corner;
- North 10°27'55" East, a distance of 90.12 feet to a 1/2" iron rod found for corner;
- North 16°26'16" East, a distance of 272.05 feet to a 1/2" iron rod found for the northwest corner of the 72.89 acre tract and being the southwest corner of said 40.96 acre tract;
- North 19°15'00" East, with the west line of said 40.96 acre tract a distance of 275.37 feet to a 1/2" iron rod found for corner;
- North 15°30'06" East, a distance of 328.77 feet to a point in said south cut-bank of the Leon River for corner;
- North 7°58'29" East, a distance of 60.73 feet to a 36" pecan tree found for corner;
- North 17°21'52" East, a distance of 728.39 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the northwest corner of said 40.96 acre tract and being the northwest corner of this tract;

THENCE with the north line of said 40.96 acre tract, the following courses and distances:

- South 69°12'17" East, a distance of 908.27 feet to a 4" metal corner post found for corner;
- North 23°22'24" East, a distance of 76.50 feet to a mag nail w/ "H&P Surveying Property Corner" washer set for corner;
- South 70°25'14" East, a distance of 391.37 feet to the **POINT OF BEGINNING** and containing 113.88 acres or 4,960,769 square feet of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas Central Zone (4203), North American Datum of 1983 (NAD83) 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. ****CALL TEXAS 811 BEFORE YOU DIG****

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.

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: June 6, 2024

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



TSPS LAND TITLE SURVEY
113.88 ACRES
 GEORGE T. CHAPPELL SURVEY,
 ABSTRACT NO. 163
 COMANCHE COUNTY, TEXAS

Scale	Drawn by	Checked by	Project No.	Sheet No.
1" = 250'	HPS	MTC	70567	1 OF 1

FIRM # 10194669
HERITAGE & PINE SURVEYING, LLC