

LEGAL DESCRIPTION

BEING a tract of land out of the James Hamilton Survey, Abstract No. 412, Hamilton County, Texas and being all of a called 1.205 acre tract of land described in deed to William L. Finch and wife, Mavis L. Finch recorded in Volume 259, Page 301 of the Deed Records, Hamilton County, Texas, being all of a called 2.45 acre tract of land described in deed to William L. Finch and wife, Mavis L. Finch recorded in Volume 265, Page 207 of said Deed Records and being all of tract of land described as the south half of an abandoned road described in deed to William L. Finch and wife, Mavis Finch recorded in Volume 291, Page 878 of said Deed Records and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "H&P 6827" set in the east right-of-way line of Nicholson Drive (a variable width right-of-way) for the northwest corner of said road abandonment tract and being the northwest corner of this tract; (Grid Coordinates: N:10591312.59, E:2989131.67)

THENCE departing said east right-of-way line and with the centerline of said abandoned road, South 73°10'34" East, a distance of 349.63 feet to a 1/2" iron rod with plastic cap stamped "H&P 6827" set for the northeast corner of said road abandonment tract and being the northeast corner of this tract;

THENCE with the east line of said road abandonment tract, South 17°15'16" West, passing a 5/8" iron rod found for the northeast corner of said 1.205 acre tract at a distance of 30.00 feet and continuing with the east line of said 1.205 acre tract in all a total distance of 180.00 feet to a 5/8" iron rod found for the southeast corner of said 1.205 acre tract and being the northeast corner of said 2.45 acre tract;

THENCE with the east line of said 2.45 acre tract, South 16°45'47" West, a distance of 306.57 feet to a 3/8" iron rod found in the center of a called 50-foot wide access easement described in Volume 290, Page 157 of said Deed Records for the southeast corner of said 2.45 acre tract and being the southeast corner of this tract;

THENCE with the south line of said 2.45 acre tract and said center of the access easement, North 72°31'39" West, a distance of 350.00 feet to a 3/8" iron rod found in said east right-of-way line for the southwest corner of said 2.45 acre tract and being the southwest corner of this tract;

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

North 16°45'32" East, a distance of 302.61 feet to a 5/8" iron rod found for the northwest corner of said 2.45 acre tract and being the southwest corner of said 1.205 acre tract;

North 17°22'14" East, passing a 5/8" iron rod found for the northwest corner of said 1.205 acre tract and the southwest corner of said road abandonment tract at a distance of 150.00 feet and continuing in all a total distance of 180.00 feet to the **POINT OF BEGINNING** and containing 3.893 acres or 169,569 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.

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 3, Land Title Survey.

Survey Date: November 26, 2024

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 LAND TITLE SURVEY

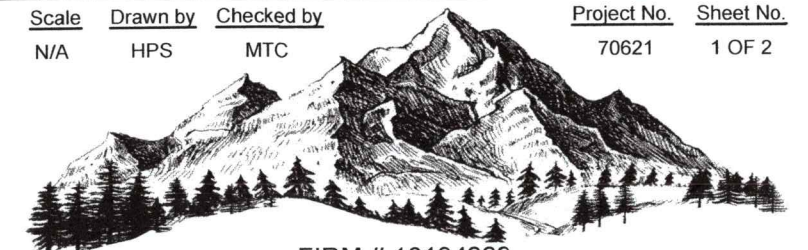
3.893 ACRES

JAMES HAMILTON SURVEY, ABSTRACT NO. 412

CITY OF HAMILTON

HAMILTON COUNTY, TEXAS

Scale	Drawn by	Checked by	Project No.	Sheet No.
N/A	HPS	MTC	70621	1 OF 2

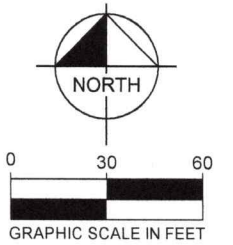


FIRM # 10194669

HERITAGE & PINE SURVEYING, LLC

LEGEND

P.O.B. = POINT OF BEGINNING
 IRS = 1/2" IRON ROD W/ "H&P 6827" CAP SET
 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



P.O.B.
 IRS
 GRID COORDINATES:
 N: 10591312.59
 E: 2989131.67

TRACT ONE - CALLED 2.17 ACRES
 KATHLEEN HALL ANGLIN
 VOL. 573, PG. 530
 R.P.R.H.C.T.

TRACT TWO
 KATHLEEN HALL ANGLIN
 VOL. 573, PG. 530
 R.P.R.H.C.T.
 SOUTH HALF OF ABANDONED ROAD
 WILLIAM L. FINCH AND WIFE, MAVIS FINCH
 VOL. 291, PG. 878
 D.R.H.C.T.

CALLLED 1.205 ACRES
 WILLIAM L. FINCH AND
 WIFE, MAVIS L. FINCH
 VOL. 259, PG. 301
 D.R.H.C.T.

CALLLED 2.45 ACRES
 WILLIAM L. FINCH AND
 WIFE, MAVIS L. FINCH
 VOL. 265, PG. 207
 D.R.H.C.T.

REMAINDER OF
 CALLED 26.013 ACRES
 J. RALPH LEE
 VOL. 284, PG. 284
 D.R.H.C.T.

NICHOLSON DRIVE
 (A VARIABLE WIDTH RIGHT-OF-WAY)

**3.893 ACRES
 169,569 SQ. FT.**

LEGEND	
	GUY ANCHOR
	UTILITY POLE
	WATER WELL
	AC UNIT
	MAIL BOX

LINE TYPE LEGEND	
	BOUNDARY LINE
	OVERHEAD ELECTRIC LINE
	FENCE
	ASPHALT PAVEMENT

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. ****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 3, Land Title Survey.

Survey Date: November 26, 2024

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 LAND TITLE SURVEY
 3.893 ACRES
 JAMES HAMILTON SURVEY, ABSTRACT NO. 412
 CITY OF HAMILTON
 HAMILTON COUNTY, TEXAS**

Scale	Drawn by	Checked by	Project No.	Sheet No.
1" = 60'	HPS	MTC	70621	2 OF 2

FIRM # 10194669
HERITAGE & PINE SURVEYING, LLC