



DESCRIPTION

STATE OF TEXAS
COUNTY OF BOSQUE

BEING all that tract of land in Bosque County, Texas, part of the G. Cherino Survey, Abstract No. 119 and the P.M. Greenwade Survey, Abstract No. 1237, and being that called 394.23 acre tract and that called 231.04 acre tract described in a deed to Hedrick Sons, LP, recorded in Instrument No. 2008-00004679 of the Official Public Records of Bosque County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found for the North corner of said 231.04 acre tract, on the Southeast line of that called 1091.5 acre tract of land described as the A.E. Oldham First Tract, in a deed to Circle 13 Ranch, recorded in Volume 321, Page 255 of the Deed Records of said county;

THENCE South 38 degrees 14 minutes 46 seconds East, 1046.12 feet to a 60D nail found for a corner on the Northeast line of said 231.04 acre tract of land;

THENCE South 52 degrees 50 minutes 37 seconds East, 1102.20 feet to a 3/8 inch steel rod found for the East corner of said 231.04 acre tract, the North corner of said 394.23 acre tract, and the Northwest corner of that called 325.69 acre tract of land described in a deed to the Owen Family Trust, recorded in Instrument No. 2010-00003800 of said Official Public Records;

THENCE along the East line of said 394.23 acre tract and the West line of said 325.69 acre tract, the following seven courses and distances:

South 52 degrees 24 minutes 40 seconds East, 371.47 feet to a 3/8 inch steel rod with cap stamped "5233" found;

South 21 degrees 45 minutes 06 seconds East, 1485.77 feet to a 1/2 inch steel rod found;

South 13 degrees 25 minutes 32 seconds West, 124.10 feet to a point in a stock pond;

South 43 degrees 48 minutes 28 seconds East, 234.51 feet to a 3/8 inch steel rod with cap stamped "5233" found;

South 15 degrees 06 minutes 56 seconds East, 236.12 feet to a 1/2 inch steel rod with plastic cap stamped "1519 Surveying" set;

South 25 degrees 38 minutes 04 seconds West, 1482.41 feet to a 3/8 inch steel rod found;

South 28 degrees 33 minutes 11 seconds East, 1801.02 feet to a 1/2 inch steel rod with plastic cap stamped "1519 Surveying" set for the Southeast corner of said 394.23 acre tract and for the South corner of said 325.69 acre tract, on the Northwest line of FM Highway 2841;

THENCE South 61 degrees 29 minutes 00 seconds West, 384.40 feet to a 1/2 inch steel rod with plastic cap stamped "1519 Surveying" set for a corner on the Southeast line of said 394.23 acre tract and on the Northwest line of said FM Highway 2841;

THENCE South 58 degrees 06 minutes 27 seconds West, 1403.90 feet to a 1/2 inch steel rod with plastic cap stamped "1519 Surveying" set for a corner of said 394.23 acres, and at the intersection of the Northwest line of said FM Highway 2841 with the Northeast line of FM Highway 56;

THENCE along the Southwest lines of said 394.23 acres and said 231.04 acres and the Northeast line of said FM Highway 56 the following two courses and distances:

North 81 degrees 40 minutes 43 seconds West, 135.08 feet to a 1/2 inch steel rod with plastic cap stamped "1519 Surveying" set, and;

North 48 degrees 24 minutes 06 seconds West, 7198.00 feet to a 1/2 inch steel rod with plastic cap stamped "1519 Surveying" set for the West corner of said 231.04 acre tract, on the South line of said 1091.5 acre tract, from which a 1/2 inch steel rod found for the South corner of said 231.04 acre tract, on the Northeast line of said FM Highway No. 56, bears South 48 degrees 24 minutes 06 seconds East, 2126.24 feet;

THENCE North 58 degrees 03 minutes 01 seconds East, 5021.24 feet to the Point of Beginning, containing 625.568 acres of land.

Bearings based on Grid North, State Plane Coordinate System, NAD83, Texas Central Zone.

June 26, 2015

Harold Alexander Taylor
R.P.L.S. No. 6176

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R.P.L.S. No. 6176

STATE OF TEXAS
REGISTERED
HAROLD ALEXANDER TAYLOR
6176
PROFESSIONAL
SURVEYOR

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision on June 3, 2015; there are no visible easements, encroachments or protrusions except as shown hereon. Subject property shown hereon appears to be located in "Zone X, Other areas," defined as areas outside the 0.2% annual chance floodplain, per F.I.R.M. panel number 48035C0375C, effective January 6, 2011. This surveyor makes no guarantees as to the accuracy of the above flood zone information. The local F.E.M.A. agent should be contacted for verification.

BOUNDARY SURVEY 625.568 ACRES G. CHERINO SURVEY, A-119 and PM GREENWADE SURVEY, A-1237 BOSQUE COUNTY, TEXAS	
1519 Job No.: 8159	Drawn By: hj
No schedule B provided	Sheet 1 of 1
Property Address: FM 56 @ FM 2841 Bosque County, Texas	Prepared For: Russ Hedrick

1519 Surveying, LLC

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1519

www.1519surveying.com

www.1519gis.com

1"=500'