

# HAINES SURVEYING CO.

P. O. BOX 1031 GATESVILLE, TEXAS 76528  
Cell 817-233-3846

FIELD NOTES FOR: E. W. Yocham

Dated: August 29, 2018.

All that certain tract or parcel of land located in Hamilton County, Texas out of the E. T. R. R. CO. Survey No. 1, Abstract No. 239, the T. H. Brown Survey Abstract No. 1559 and being a portion of a so-called 79.99 acres tract of land and a 125.07 acres tract of land conveyed to Edward W. Yocham etux, Valerie A. Yocham by deed recorded in Volume 487, Page 258, Tracts One & Two, in the Deed Records of Hamilton County, Texas and being more particularly described by metes and bounds as follows; to wit:

## PARCEL "A"- 90.001 ACRES

**BEGINNING** at a 2" dia. pipe fence corner post in the west line of County Road 414 at the northeast corner of a 23.012 acres tract of land conveyed to Kenneth Zunker etux, by deed recorded in Volume 490, Page 124, (D.R.H.C.T), same being the easterly southeast corner of this tract.

**THENCE** North 56 deg. 49 min. 02 sec. West along the fenced north line of said Zunker Tract, a distance of 556.68 feet (call S56-49-58E 556.85') to a 5/8" dia. capped iron pin found at a fence corner for a corner in said Zunker Tract. From which a 9" pine fence corner post bears S84-30E 1.01'.

**THENCE** South 67 deg. 14 min. 15 sec. West generally along a fence and northwest line of said Zunker Tract, at 300.00 feet pass a 5/8" dia. capped iron pin found in a rock mound and in all a distance of 773.31 feet (call N67-15-06E 773.11') to a 7" dia. pine fence corner post for a corner in said Zunker Tract.

**THENCE** North 64 deg. 25 min. 16 sec. West, crossing the west line of said Yocham Tract Two and east line of Yocham Tract One, in all a distance of 1647.29 feet to a 5/8" dia. capped iron pin set 5.0' southeast of an old fence in a rock mound on the west line of said Yocham Tract One, same being in the east line of a so-called 116.0 acres tract of land conveyed to Marjorie Klatt Laney etal, by deed recorded in Volume 269, Page 853, Tract I – Tract A, (D.R.H.C.T.). From which a 3" dia. pipe fence corner post at the common south corner of said Yocham and Laney Tracts, bears S18-13-14W 1806.49'.

**THENCE** North 18 deg. 13 min. 14 sec. East along the west line of said Yocham Tract One and east line of said Laney Tract, same being along the east side of said old fence, a distance of 1030.21 feet to a 3/8" dia. iron pin found at a fence corner in old rock mound for the westerly northwest corner of said Yocham Tract One, the northeast corner of said Laney Tract and also being in the south line of a so-called 80.0 acres tract of land conveyed to Marjorie Klatt Laney etal, by deed recorded in Volume 269, Page 853, Tract Two, (D.R.H.C.T.).

**THENCE** South 72 deg. 12 min. 37 sec. East along the fenced westerly north line of said Yocham Tract One and the south line of said Laney Tract Two, a distance of 739.29 feet (deed call S71-18E 742.9') to a 3/8" dia. iron pin found at a fence corner in old rock mound for an ell corner in said Yocham Tract One and being the southeast corner of said Laney Tract Two.

**THENCE** North 18 deg. 19 min. 14 sec. East along the fenced upper west line of said Yocham Tract One and the east line of said Laney Tract Two a distance of 525.18 feet (deed call N18-51E 524.9') to a 3/8" dia. iron pin found at a fence corner in old rock mound for the northerly northwest corner of said Yocham Tract One and also being the southwest corner of a so-called 161.86 acres tract of land conveyed to Tony A. Tyson by deed recorded in Volume 277, Page 570, (D.R.H.C.T.).

**THENCE** South 71 deg. 24 min. 52 sec. East along the partially fenced north line of said Yocham Tract One and the south line of said Tyson Tract a distance of 2009.74 feet (deed call S70-54E 2009.54' to ref. iron) to a 5/8" dia. capped iron pin set at a fence corner in old rock mound for the northeast corner of this tract in the fenced west line of said county road.

**THENCE** South 17 deg. 59 min. 52 sec. West along the fenced westerly margin of said county road and crossing the north line of said Yocham Tract Two, in all a distance of 1395.68 feet to the **PLACE OF BEGINNING and containing 90.001 acres of land and shown as Parcel "A" on attached plat. Of which 80.971 acres lies in said E. T. R. R. Co. Survey No. 1 and 9.03 acres lies in said Brown Survey.**

All iron pins set are 5/8" in diameter with orange plastic caps stamped RPLS 4327. All bearings shown are based on Geodetic (True) North and were derived from GPS observations made during this survey.

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I, Mark A. Haines, Registered Professional Land Surveyor in and for the State of Texas, do hereby certify that the property legally described herein and on attached plat is a true, correct and accurate representation of the property legally described, there being no encroachments, conflicts or protrusions except as shown.

Surveyed on the ground August 29, 2018.

*Mark A. Haines*

Mark A. Haines, Registered Professional Land Surveyor





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## PARCEL "B"- 90.544 ACRES

**BEGINNING** at a 5/8" dia. capped iron pin found at a fence corner post in the west line of County Road 414 for the southeast corner of a 23.012 acres tract of land conveyed to Kenneth Zunker etux, by deed recorded in Volume 490, Page 124, (D.R.H.C.T), same being the easterly northeast corner of this tract. From which a 2" dia. pipe fence corner post for the northeast corner of said Zunker Tract bears N18-48-11E 1121.21' (deed call S18-49-02W 1121.13').

**THENCE** North 64 deg. 50 min. 26 sec. West along the fenced south line of said Zunker Tract a distance of 827.55 feet ( deed call N64-48-55W 827.91') to a 5/8" dia. capped iron pin found at a fence corner for the southwest corner of said Zunker Tract and being an ell corner in this tract this tract.

**THENCE** North 22 deg. 49 min. 07 sec. East along the fenced west line of said Zunker Tract a distance of 175.28 feet (deed call N22-57-46E 175.10') to a 2" dia. pipe gate post for a corner in said Zunker Tract.

**THENCE** North 29 deg. 38 min. 26 sec. West along the fenced west line of said Zunker Tract a distance of 12.95 feet (deed call N29-44-38W 13.12') to an 8" dia. pine gate post for a corner in said Zunker Tract.

**THENCE** North 00 deg. 38 min. 45 sec. East along the fenced west line of said Zunker Tract a distance of 430.86 feet ( deed call N00-39-18E 430.56') to a 5/8" dia. capped iron pin found at a fence corner for a corner in said Zunker Tract.

**THENCE** North 50 deg. 28 min. 41 sec. West along the fenced west line of said Zunker Tract a distance of 175.01 feet (deed call N50-27-34W 175.05') to a 7" dia. pine fence corner post for a corner in said Zunker Tract.

**THENCE** North 64 deg. 25 min. 16 sec. West, crossing the west line of said Yocham Tract Two and east line of Yocham Tract One, in all a distance of 1647.29 feet to a 5/8" dia. capped iron pin set 5.0' southeast of an old fence in a rock mound on the west line of said Yocham Tract One, same being in the east line of a so-called 116.0 acres tract of land conveyed to Marjorie Klatt Laney etal, by deed recorded in Volume 269, Page 853, Tract I – Tract A, (D.R.H.C.T.). From which a 3/8" dia. iron pin found at a fence corner post at the common north corner of said Yocham and Laney Tracts, bears N18-13-14E 1030.21'.

**THENCE** South 18 deg. 13 min. 14 sec. West along the west line of said Yocham Tract One and east line of said Laney Tract, same being along the east side of said old fence, a distance of 1806.49 feet to a 3" dia. pipe fence corner post at the occupied southwest corner of said Yocham Tract One, the southeast corner of said Laney Tract and also being in the north line of a so-called 483.90 acres tract of land conveyed to James C. Ballow by deed recorded in Volume 450, Page 426, Tract Two – Fourth Tract, (D.R.H.C.T.).

**THENCE** South 71 deg. 32 min. 22 sec. East along the fenced south lines of said Yocham Tracts One and Two, same being the north line of said Ballow Tract, at 2732.03 feet pass a 3/8" dia. iron pin found 0.40' south of a T-post for a corner reference in said Yocham Tract Two and in all a distance of 2753.26 feet (deed call S71-00E 2753.40') to a 5/8" dia. capped iron pin set in said fence for the southeast corner of said Yocham Tract Two. From which a 3" dia. pipe fence corner post in the west line of said county road bears S71-47-24E 53.88'.

**THENCE** North 12 deg. 35 min. 20 sec. East along an un-fenced line a distance of 199.49 feet to a 3" dia. pipe fence corner post in the west line of said county road and on the south side of a gate for a corner in this tract.

**THENCE** North 17 deg. 38 min. 46 sec. East along an un-fenced line and the west line of said county road a distance of 44.96 feet to a 3" dia. pipe fence corner post in the west line of said county road and on the north side of a gate for a corner in this tract.

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**THENCE** North 19 deg. 13 min. 56 sec. East along the fenced westerly margin of said county road a distance of 605.95 feet to the **PLACE OF BEGINNING** and containing **90.544 acres of land** and shown as Parcel **"B"** on attached plat.

All iron pins set are 5/8" in diameter with orange plastic caps stamped RPLS 4327. All bearings shown are based on Geodetic (True) North and were derived from GPS observations made during this survey.

I, Mark A. Haines, Registered Professional Land Surveyor in and for the State of Texas, do hereby certify that the property legally described herein and on attached plat is a true, correct and accurate representation of the property legally described, there being no encroachments, conflicts or protrusions except as shown.

Surveyed on the ground August 29, 2018.

*Mark A. Haines*

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