

Maples & Associates, Inc.

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LEGAL DESCRIPTION OF A TRACT OF LAND IN HAMILTON COUNTY, TEXAS.

Being 36.49 acres comprised of 36.23 acres of the James Salter Survey, Abst. No. 803, and 0.26 acres of the I.&G.N. R.R. Co. Survey, Abst. No. 1168 in Hamilton County, Texas, including 0.03 acres situated within County Road 425, and being part of a 112 acre tract of land described as First Tract in a deed from Robert Jolley, et ux, to Edward H. Seale, III, et ux, dated April 28, 2005, as recorded in Vol. 385, Page 1 of the Official Public Records of Hamilton County, Texas; said 36.49 acres being more particularly described as follows;

BEGINNING at a cotton spindle set in the approximate centerline fo said County Road 425 and being on the north line of said 112 acre tract, from whence a 3/8 inch iron pin with cap marked "RPLS 1579" found in the approximate centerline of said County Road 425 for the northeast corner of said 112 acre tract and said I.&G.N. R.R. Co. Survey brs. South 71° 36' 27" East, 589.07 feet and South 72° 42' 12" East, 580.00 feet;

THENCE South 18° 23' 33" West, 17.45 feet to a 4.5 inch pipe corner post on the south line of said road;

THENCE South 53° 10' 07" West, 27.28 feet to a 4.5 inch pipe corner post;

THENCE South 27° 02' 11" West, 8.81 feet to a 4.5 inch pipe corner post;

THENCE South 16° 09' 53" West, 855.09 feet to a 4.5 inch pipe corner post;

THENCE South 42° 54' 07" West, 234.03 feet to a 4.5 inch pipe corner post ;

THENCE South 27° 21' 37" West, 628.47 feet to a 4.5 inch pipe corner post ;

THENCE South 11° 35' 10" East, 528.50 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE South 71° 42' 12" East, at 494.98 feet passing a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set, continuing for a total distance of 1076.34 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the east line of said 112 acre tract and the west line of a 103.64 acre tract of land described in a deed to Kenneth Larry Shivers, et al, as recorded in Vol. 581, Page 787 of said official public records;

THENCE with the east line of said 112 acre tract, with the west line of said 103.64 acre tract, and along the general course of a fence as follows;

South 18° 25' 40" West,, 446.40 feet to a 3/8 inch iron pin found;

South 19° 02' 22" West, 445.13 feet to a 3 inch pipe corner post for the southeast corner of said 112 acre tract and said Salter Survey, and being the northeast corner of a 289 acre tract of land described in a deed to James C. Sommerfeld, et al, as recorded in Vol. 327, Page 37 of said official public records, and being further described in Vol. 244, Page 771 of said official public records;

THENCE North 72° 12' 03" West, with the south line of said 112 acre tract, with the north line of said 289 acre tract, and along the general course of a fence, 1613.43 feet to a 4 inch pipe corner post for the southwest corner of said 112 acre tract;

THENCE North 22° 51' 45" East, 1193.78 feet to a 4 inch pipe corner post;



THENCE South 70° 53' 33" East, 84.65 feet to a 4 inch pipe corner post;
THENCE North 41° 55' 02" East, 199.01 feet to a 4 inch pipe corner post;
THENCE North 27° 18' 38" East, 620.88 feet to a 4 inch pipe corner post;
THENCE North 42° 42' 52" East, 237.93 feet to a 4 inch pipe corner post;
THENCE North 15° 56' 32" East, 858.71 feet to a 4 inch pipe corner post;
THENCE North 23° 20' 25" West, 31.19 feet to a 4 inch pipe corner post;
THENCE North 18° 23' 33" East, 18.00 feet to a cotton spindle set in the approximate centerline of said County Road 425 and on the north line of said 112 acre tract;
THENCE South 71° 36' 27" East, with the approximate centerline of said County Road 425 and the north line of said 112 acre tract, 63.03 feet to the PLACE OF BEGINNING, as surveyed on the ground on May 27, 2021, and July 6, 2021, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



Paul W. Maples, RPLS
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