



ALL that occurred 31-36 years later, tract or parcel of land situated in the Henry N. Q. Survey, Abstract No. 779, Hopkins County, Texas, and being part of the same land as a certain 32.5 acre tract (L-407) described as Tract One, a certain 1,407.00 acre tract described as Tract Two and part of a certain 4.5 acre tract described as Tract Three in a Warranty Deed from Newman K. Bradford, Jr. and wife, Tonya Denise Bradford, as Grantor and Earl Bradford and wife, Joel L. Bradford to Bradford & Sons, Ltd. a C, LLC, as Recipient in the No. 3215702, Official Public Record of Hopkins County, Texas, (0 P K R C T.), said 33.96 acre tract being described by indices and bounds as follows:

called 10.00-acre tract described in a Warranty Deed from John H. Hultman to the BEGINNING at a point on the north line of said 24-acre tract, the south line of a

[illegible]

THENCE South 02 Degrees 30 Minutes 45 Seconds East, passing a 12 inch wooden post found at a distance of 12.94 feet for a reference, and continuing along a line passing a 3/8 inch iron rod found at the monumental southwest corner of said 414 acre tract at a distance of 283.52 feet for a reference, and continuing a total distance of 1319.93 feet to a 12 inch iron nail with orange cap stamped "T-17-iron" surveying set for a corner, from said point a 1/2 inch iron rod found along the southwest corner of said 24 acre tract and the southwest corner of said 46.419 acre tract bears South 01 Degrees 58 Minutes 30 Seconds East a distance of 1452.12 feet for a reference, to

THENCE South 86 Degrees 05 Minutes 24 Seconds West across said 24 acre tract and said 46 6 acre tract a distance of 1113.94 feet to a point on the west line of said 46 6 acre tract and on the east edge of County Road No. 1157 for a corner; said point bears South 86 Degrees 05 Minutes 24 Seconds West a distance of 6.81 feet for a reference; also, from said point, an 8 inch wood post found, as witness to the southwest corner of said 46 6 acre tract bears South 03 Degrees 30 Minutes 40 Seconds East a distance of 1384.55 feet for a reference;

THENCE North 01 Degrees 48 Minutes 13 Seconds West along the west line of 46.2 acre tract and the east edge of said County Road No. 1157 a distance of 135 feet to a point at the northwest corner of said 46.2 acre tract and on the south line called 114-1/2 acre tract described as Tract Three in a Warranty Deed from Mitchell Jefferson and wife, Carrie Jefferson to Lammy L. Hutton as recorded in File No. 20138363; O.P.M.H.C.T., and on the south edge of said County Road No. 1114 to corner.

passing an 8 inch wood post found at a distance of 10.75 feet for a reference and continuing the same course, passing a 60D nail found at the southwest corner of a 10.0 acre tract at a distance of \$88.03 feet for a reference, and continuing the same course a total distance of 1096.88 feet to the POINT OF BEGINNING and containing 33.96 acres of land, more or less.

○	1/2" Iron Rod Found (No Cap)
●	1/2" Iron Rod Set w/Orange Cap Stamped "Tri-Point Surveying"
▲	800 Nail Found
△	Calculated Point for Corner
◀	1/8" Iron Rod Found
◻	Wood Post Found
◼	Monument of Record Dignity
Ⓜ	Electric Meter
Ⓜ	Electric Tower
Ⓜ	Guy Anchor
Ⓜ	Power Pole
Ⓜ	Gravel Road
Ⓜ	Berthed Wire Fence
Ⓜ	Wood Fence
Ⓜ	Overhead Electric
Ⓜ	Transmission Line
Ⓜ	Eggs of Wren

Management Agency, AS SHOWN HEREON

SURVEYOR'S NOTES

3. All recorded values were converted to $^{\circ}\text{C}$ and m^2 and surface area and distance were converted to the metric system. All surface area and distance values were converted to m^2 and m respectively. To convert to m^2 , multiply by a combined scale factor of 0.99985186.

There may be additional easements or encumbrances affecting this tract that are not shown herein.

5 This survey is being provided solely for the use of the current field work was performed on September 30 and 30 Oct. 2021

license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

Client: Bradford & Son Land & Cattle, LLC

GREGG CONNOR ~~CLARENCE~~ RPLS; NO. 6116




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JOH NUMBER: 21-0802A	SCALE: 1" = 500'	PARTY CHIEF: KRCOW	BOUNDARY SURVEY
DATE: 09/10/2021	SHEET 1 OF 1	TECHNICIAN: GC	DRAWN BY: GC
REVISIONS:			