



Don Edwards 209.899 Ac
325/843 HCDR

SCALE: 1 IN. = 600 FT.

○ = 3" Pipe Post

82.66 ACRE TRACT SURVEYED

Robt J. McGowan et ux 169.02 Ac Tract
332/820 HCDR

Robt. J. McGowan et ux 139.69
336-904 HCDR

N 38°12'20" E
710.13'

N 32°00'50" W
251.53'

N 72°09'50" W
131.05'

S 82°28'42" W
150.18'

N 41°39'10" W
319.75'

County Rd. 225

Nail Fnd.
P.O.B.

County Rd. 225

PLAT SHOWING SURVEY OF AN 82.66 AC TRACT IN THE GEORGE HODGE SURVEY, A-345,
OF HAMILTON COUNTY, TEXAS OUT OF THE ROBT. J. MCGOWAN ET UX 139.69 AC TRACT
(VOL. 336, PG. 904) AND THE 169.02 AC TRACT (VOL. 332, PG. 820), HAMILTON
COUNTY DEED RECORDS

Surveyed: August 18, 2014



James T. Conner

8-20-14

James T. Conner, R.P.L.S., Texas No. 2139
804 FM 217
Valley Mills, TX 76689
Phone: (254) 932-6268

FIELD NOTES: 82.66 ACRE TRACT

BEING an 82.66 ac tract of land in the George Hodge Survey of Hamilton County, Texas and being partially out of the Robt. J. McGowan et ux 139.69 ac tract and partially out of the Robt. J. McGowan et ux 169.02 ac tract, 139.69 ac tract described in Warranty Deed dated May 11, 2001 and recorded in Volume 336, Page 904, Hamilton County Deed Records, and 169.02 ac tract described in Warranty Deed dated January 12, 2001 and recorded in Volume 332, Page 820 of said Deed Records. Said 82.66 ac tract being further described by metes and bounds as follows:

BEGINNING at a nail found in the center of County Road 225 at the S.W. corner of said 169.02 ac tract for the S.W. corner of this;

THENCE N 30° W at 23.7 ft passing a cedar corner post in the N. line of said road and continuing on in all 2,278.83 ft generally with an old fence line along the W. boundary of said 169.02 ac tract to a 3 inch pipe post for an inside corner of this;

THENCE leaving said W. line of 169.02 ac tract, with a fence around a part of said 139.69 ac tract, 3 inch pipe posts found at all fence angle points, as follows:

S 59°34'43" W 965.18 ft; S 30°14'13" E 978.46 ft; S 62°21'06" W 390.62 ft;
N 41°39'10" W 319.75 ft; S 82°28'42" W 150.18 ft; N 72°09'50" W 131.05 ft;
N 32°00'50" W 251.53 ft; N 38°12'20" E 710.13 ft; and N 59°36'52" E 992.10 ft to a 3 inch pipe corner post found in a fence line taken to be the W. line of said 169.02 ac tract for an inside corner of this;

THENCE N 30°07'21" W 1,496.45 ft with fence along W. line of 169.02 ac tract to a 3 inch pipe corner post found at its N.W. corner for the N.W. corner of this;

THENCE N 62°01'37" E 998.56 ft with fence along N. line of 169.02 ac tract to a 3 inch pipe corner post found at the N.E. corner of a field for the N.E. corner of this;

THENCE along the easterly boundary of this as follows:

S 29°55'26" E 1,635.75 ft along field fence to a 3 inch pipe post at S.E. corner of field ;
S 27°24'29" E 1,082.42 ft with fence line to a 3/8 inch iron stake set for angle point;
S 30°03'23" W 518.25 ft to a 3/8 inch iron stake set for angle point;
S 86°22'20" W 255.57 ft to a 3/8 inch iron stake set for angle point;
and S 29°42'26" E at 1,002.66 ft crossing County Road 225 N. fence line and continuing on in all 1,025.66 ft to a 60d nail set in center of said road for the S.E. corner of this;

THENCE with the center of said road S 85°00'21" W 98.58 ft to an angle point, and S 86°48'06" W 191.45 ft to the place of beginning and containing 82.66 acres of land more or less, of which approximately 0.18 acres lies in County Road 225 right-of-way.

The above bearings are based on the W. line of said 169.02 acre tract at its S.W. corner as bearing N 30° W as described in the above referenced deed for that tract.

I, James T. Conner, Registered Professional Land Surveyor, do hereby state that the foregoing described survey was performed by me on the ground on August 18, 2014 and is true and correct to the best of my knowledge and belief.



 8-20-14

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