

JOHN COWAN & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS
SINCE 1946

FIRM REGISTRATION NO:
10025500

10147 CR 135
FLINT, TEXAS 75762

903 581.2238
TXSURVEYS.COM

FIELD NOTES FOR A.W. HINES

William Williams Survey, Abstract No. 934
Bell County, Texas

Tract 4

All that certain lot, tract or parcel of land, being part of the William Williams, Abstract No. 934, Bell County, Texas, and being part of that certain called 285.475 acre tract described in a deed from the Edith Brooking Fincher Trust for Jonathan W. and Benjamin H. Fincher to Hines Texas, LLC on February 24, 2020, recorded in Document No. 2020009272 of the Official Public Records of Bell County, Texas, and being more completely described as follows, to-wit:

COMMENCING at a ½" iron rod (found) for the Northeast corner of the above mentioned 285.475 acre tract, at the intersection of the South right of way of Brooking Road with the West right of way of Peaceable Kingdom Road;

THENCE South 68 deg. 05 min. 37 sec. West with the North line of the 285.475 acre tract, the South right of way of Brooking Road, a distance 1026.29 ft. to a ½" iron rod (set) for corner and the place of BEGINNING;

THENCE South 21 deg. 54 min. 23 sec. East a distance of 1275.39 ft. to a ½" iron rod (set) for corner;

THENCE South 68 deg. 22 min. 24 sec. West a distance of 342.44 ft. to a ½" iron rod (set) for corner;

THENCE North 21 deg. 54 min. 23 sec. West a distance of 1273.72 ft. to a ½" iron rod (set) for corner in the North line of the 285.475 acre tract, the South right of way of Brooking Road;

THENCE North 68 deg. 05 min. 37 sec. East with the North line of the 285.475 acre tract, the South right of way of Brooking Road, a distance of 342.44 ft. to the place of beginning, containing 10.020 acres of land.

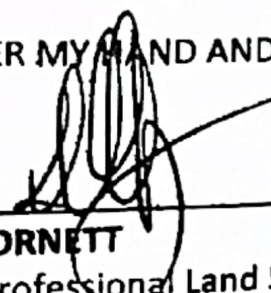
Utility Easement

A 20.0 ft. utility easement is along the North line of the above described tract of land, and a 15.0 ft. utility easement is along the East, South and West lines of same.

Bearing oriented to Grid North of the Texas State Plane Coordinate System, NAD83, Central Zone 4203.

I, PHILIP W. CORNETT, Registered Professional Land Surveyor No. 5515, do hereby certify that the above field notes were prepared from an actual survey made on the ground under my direction and supervision.

GIVEN UNDER MY HAND AND SEAL, this the 9th day of June, 2020.


PHILIP W. CORNETT
Registered Professional Land Surveyor No. 5515
T20-009 Tract 4 10.020 acres

