

FIELD NOTES

8.77 ACRES

N. ADDISON SURVEY

THE SIM TRACTS

ABSTRACT NO. 17

HENDERSON COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE N. ADDISON SURVEY, A-17, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS ALL OF A CALLED ALL OF A CALLED 3.14 ACRE TRACT (TRACT 1) AND ALL OF A CALLED 5.70 ACRE TRACT (TRACT 2) OF LAND DESCRIBED IN DEED TO PATRICK S. SIM AND LENA D. SIM RECORDED IN VOLUME 2910, PAGE 457 OF THE DEED RECORDS HENDERSON COUNTY, TEXAS (DRHCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the south line of Eaton Street, the northeast corner of the W.H. Clark Subdivision according to the Plat recorded in Cabinet A, Slide 106 of the PRHCT, being the northwest corner of the 3.14 acre tract (Tract 1) and this tract;

THENCE, N 88°57'51" E (Control Line), 650.47 feet along the south line of Eaton Street passing the northwest corner of the 5.70 acre tract (Tract 2) to a 1/2" iron rod found at the northwest corner of the Hayden Coslett Estate 5.70 acre tract recorded in Volume 1625, Page 836 of the DRHCT, being the northeast corner of the 5.70 acre tract (Tract 2) and this tract;

THENCE, S 00°55'02" E, 587.34 feet along the common line of the Coslett tract and this tract to a 1/2" iron rod found in the north line of E. Carpenter Street, being the southeast corner of the 5.70 acre tract (Tract 2) and this tract;

THENCE, S 89°02'29" W, 660.88 feet along the north line of E. Carpenter Street passing the southeast corner of the 3.14 acre tract (Tract 1) to a 1/2" iron rod found at the southeast corner of the W.H. Clark Subdivision, being the southwest corner of this tract;

THENCE, along the common line of the W.H. Clark Subdivision and this tract as follows: N 01°48'00" W, 99.55 feet to a 1/2" iron rod found; N 88°43'09" E, 14.81 feet to a 1/2" iron rod found; N 01°15'16" W, 486.85 feet to the POINT OF BEGINNING and CONTAINING 8.77 ACRES OF LAND MORE OR LESS.

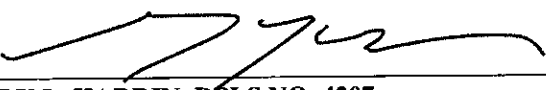
BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 83

SURVEYOR'S CERTIFICATE

DATE: APRIL 11, 2022

TO: ATTORNEY'S TITLE COMPANY

I, Gary L. Hardin, Registered Professional Land Surveyor No. 4207, do hereby certify that the field notes hereon represent the results of a survey made on the ground under my direction and supervision, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the client's representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.


GARY L. HARDIN, RPLS NO. 4207
FIRM REGISTRATION NO. 10114700
W.O.# 2203003 (SEE SURVEY)

