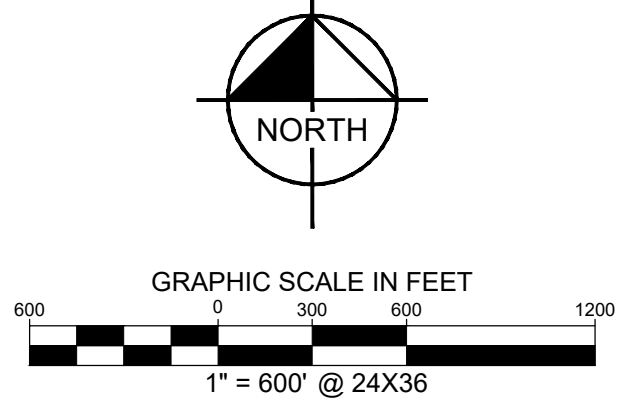


LEGEND

→	GUY ANCHOR
○	UTILITY POLE
△	GAS PIPELINE MARKER SIGN

LINE TYPE LEGEND

—	BOUNDARY LINE
---	OVERHEAD ELECTRIC LINE
-x-x-x-	FENCE
-g-g-g-	UNDERGROUND GAS LINE



LEGAL DESCRIPTION

BEING a tract of land out of the McKinney & Williams Survey, Abstract No. 599, the J. Armstrong Survey, Abstract No. 15, the B.B.B.&C. R.R. Co. Survey, Abstract No. 73, the B.B.B.&C. R.R. Co. Survey, Abstract No. 74, and the B.B.B.&C. R.R. Co. Survey, Abstract No. 75, Hamilton County, Texas being all of a called 1,868.52 acre tract of land described in deed to Richard Savage Brown and Anita H. Brown Family Living Trust recorded in Volume 519, Page 881 of the Real Property Records, Hamilton County, Texas and being more particularly described as follows:

BEGINNING at a cotton gin spindle set in center of County Road 626 for the westernmost northwest corner of said 1868.52 acre tract, being the westernmost northwest corner of this tract and being the northwest corner of said B.B.B.&C. R.R. Co. Survey No. 75; (Grid Coordinates: N:10597256.59, E:2909266.20)

THENCE departing said County Road 626 and with the north line of said B.B.B.&C. R.R. Co. Survey No. 75, South 72°48'59" East, passing a 3" steel pipe corner post found for the southwest corner of a called 250.29 acre tract described in deed to James Richard Brown and Lori Ann Brown, recorded in Volume 519, Page 890 of said Real Property Records at a distance of 19.25 feet and continuing with the south line of said 250.29 acre tract in all a total distance of 2204.17 feet to a 3" steel corner post found for the southeast corner of said 250.29 acre tract;

THENCE departing said north line of the B.B.B.&C. R.R. Co. Survey No. 75 and with the east line of said 250.29 acre tract with a barbed wire fence, the following courses and distances:

North 16°42'01" East, a distance of 4450.53 feet to a 3" steel corner post found at a turn in the fence;
North 18°07'09" East, a distance of 1326.16 feet to a 3" steel corner post found in the north line of said Armstrong Survey for the northeast corner of said 250.29 acre tract and being the northernmost northwest corner of this tract;

THENCE with said north line of the Armstrong Survey along a barbed wire fence, South 73°08'49" East, a distance of 2629.57 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set at the base of a 8" wood corner post in the west line of a called 951 acre tract described in deed to Barbara J. Geordel, recorded in Volume 228, Page 335 of the Deed Records, Hamilton County, Texas and being the southeast corner of a called 125 acre tract belonging to Jay Lee Harris;

THENCE departing said north line of the Armstrong Survey and with said west and south lines of the 951 acre tract along a barbed wire fence, the following courses and distances:

South 14°54'21" West, a distance of 571.77 feet to a 3" steel corner post found for the southwest corner of said 951 acre tract;
South 82°47'10" East, a distance of 2364.27 feet to a 3" steel corner post found for corner;
South 73°22'00" East, a distance of 1458.68 feet to a 3" steel corner post found for the southeast corner of said 951 acre tract being in the west line of a called 872.29 acre tract described in deed to L.C. Wright Land and Cattle CO., LTD, recorded in Volume 526, Page 255 of said Real Property Records, being in the east line of said Williams Survey and being the northernmost northeast corner of this tract;

THENCE with the said east line of the Williams Survey and the east line of said 1,868.52 acre tract, the following courses and distances:

South 16°57'03" West, a distance of 1014.54 feet to a 3" steel corner post found for the southwest corner of said 872.29 acre tract and being the northwest corner of a called 225 acre tract described as "Tract 2" in deed to Merilee Hazelett, Terry Lynn Haebele, and Isaac Nathan Daughettee, recorded in Volume 416, Page 451 of said Real Property Records;
South 16°58'12" West, a distance of 2595.56 feet to a 3/8" iron rod found for the southwest corner of a called 112.679 acre tract described as "Tract 1" in said Daughettee deed;
South 16°34'22" West, a distance of 864.55 feet to a 3" steel pipe corner post found for corner, being the southwest corner of the John W. Bowers Survey, Abstract No. 39 and being in the north line of said B.B.B.&C. R.R. Co. Survey No. 73;

THENCE with said north line of the B.B.B.&C. R.R. Co. Survey No. 73, the following courses and distances:

South 72°56'40" East, a distance of 3198.74 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner in the west line of County Road 620;
South 72°04'01" East, a distance of 18.44 feet to a cotton gin spindle set for corner in the center of said County Road 620 for the easternmost northeast corner of said 1,868.52 acre tract and being the easternmost northeast corner of this tract;

THENCE departing said north line of the B.B.B.&C. R.R. Co. Survey No. 73 and with said center of County Road 620, the following courses and distances:

South 33°02'31" West, a distance of 5960.09 feet to a cotton gin spindle set for corner;
South 48°13'48" West, a distance of 151.26 feet to a cotton gin spindle set for corner;
South 79°04'29" West, a distance of 1730.09 feet to a 3/8" iron rod found for corner at the centerline intersection of County Road 620 and County Road 619, being the southeast corner of said 1868.52 acre tract and being the southeast corner of this tract;

THENCE with the center of County Road 619, the following courses and distances:

North 46°52'13" West, a distance of 2489.49 feet to a 3/8" iron rod found for corner;
North 47°16'43" West, a distance of 2615.40 feet to a 3/8" iron rod found for corner;
North 49°10'52" West, a distance of 2248.15 feet to a 3/8" iron rod found for corner;
North 64°10'18" West, a distance of 1980.81 feet to a 1/2" iron rod with "PRICE" cap found for corner at the centerline intersection of said County Road 619 with said County Road 626, being in the west line of said B.B.B.&C. R.R. Co. Survey No. 75 and being the southwest corner of said 1868.52 acre tract;

THENCE with said center of County Road 626 and the west line of said B.B.B.&C. R.R. Co. Survey No. 75, North 16°36'52" East, a distance of 2087.22 feet to the **POINT OF BEGINNING** and containing 1867.76 acres or 81,359,536 square feet of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas Central Zone (4203), North American Datum of 1983 per the AllTerra Trimble Global Positioning System RTKnet.

NOTES

Bearing system based on the State Plane Coordinate System of 1983, Texas Central Zone (4203), North American Datum of 1983 per the AllTerra Trimble Geospatial Positioning System RTKnet.

This survey was done with a limited title search for the subject property and adjoining properties. No easements located during research for subject property at the time of survey other than shown. Other easements and utilities may exist under and/or across subject property. Only visible appurtenances of utilities were located at the time of survey.

The surveyor did not abstract the surveyed property. This survey was performed without the benefit of a current title abstract.

No apparent FEMA Flood Study performed in this area per FEMA.gov website. Site falls within unmapped zone.

SURVEYORS CERTIFICATION:

I, Mitchell Cude, certify that this survey is based on an on the ground survey performed in the field utilizing researched record documents of the subject property and adjoining tracts. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 4, Land Title Survey.

Survey Date: October 29, 2021

Mitchell Cude
Registered Professional Land Surveyor No. 6827
Heritage & Pine Surveying, LLC
1210 CR 402, Hamilton, Texas 76531
Phone: 254-386-2362
HeritagePineSurveying@gmail.com



TSPS LAND TITLE SURVEY
1867.76 ACRES
B.B.B.&C. R.R. CO. SURVEY, ABSTRACT NO. 75
B.B.B.&C. R.R. CO. SURVEY, ABSTRACT NO. 74
B.B.B.&C. R.R. CO. SURVEY, ABSTRACT NO. 73
J. ARMSTRONG SURVEY, ABSTRACT NO. 15
MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 599
HAMILTON COUNTY, TEXAS
FIRM # 10194669
HERITAGE & PINE SURVEYING, LLC

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 600'	BRA	MTG	OCT. 2021	70094	1 OF 1