

BEING a tract of land being approximately 0.3 acres out of the W. Hodo Survey, Abstract No. 1624, being approximately 16.20 acres out of the W. G. Huffman Survey, Abstract No. 1540, and being approximately 5.43 acres out of the D. Elliott Survey, Abstract No. 251, Hamilton County, Texas and being part of a called 249.99 acre tract of land described in deed to Brian L. Haile, recorded in Volume 607, Page 766 of the Real Property Records, Hamilton County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" iron rod with plastic cap stamped "SHOCKLEY" found in the west right-of-way line of Farm-To-Market Road No. 2414 (a variable width right-of-way) for the southeast corner of said 249.99 acre tract, being the northeast corner of a called 132.434 acre tract of land described in deed to Jason D. Weeks and wife, Ellisha M. Weeks recorded in Volume 400, Page 144 of said Real Property Records and being the southeast corner of this tract; (Grid Coordinates: N:10513763.54, E:2960096.54)

THENCE departing said west right-of-way line and with the north line of said 132.434 acre tract, South 74°02'31" West, a distance of 896.46 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the southwest corner of this tract;

THENCE departing said north line, over and across said 249.99 acre tract, the following courses and distances:

North 15°38'39" West, a distance of 963.06 feet to a cotton gin spindle set in the center of a caliche road for the northwest corner of this tract; North 74°30'16" East, a distance of 1069.97 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set in said west right-of-way line at the beginning of a non-tangent curve to the right having a central angle of 1°43'02", a radius of 17138.73 feet, and a chord bearing and distance of South 7°54'17" East, 513.69 feet;

THENCE with said west right-of-way line, the following courses and distances:

In a southeasterly direction with said curve to the right, an arc distance of 513.71 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" found for corner;

South 7°02'46" East, a distance of 17.40 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" found for corner; South 2°18'28" East, a distance of 441.05 feet to the **POINT OF BEGINNING** and containing 21.93 acres or 955,102 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.

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: July 1, 2022

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 21.93 ACRES

D. ELLIOTT SURVEY, ABSTRACT NO. 251 W.G. HUFFMAN SURVEY, ABSTRACT NO. 1540 W. HODO SURVEY, ABSTRACT 1624 HAMILTON COUNTY, TEXAS

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