

Call	Bearing	Distance	Radius	Arc	Delta
B1	S 55°35'55" W	107.77'	906.74'	107.83'	6°48'50"
B2	S 59°00'20" W	15.02'			



## Property Description

BEING a 0.982 acre tract of land out of the J. McCarter Survey, Abstract No. 555, Hill County, Texas; being a portion of those certain tracts conveyed to Upton in Volume 648, Page 718, Real Property Records, Hill County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a nail in a 10" wood fence post, in the north line of FM Highway 67 (A.K.A. Gathings Avenue), at the southeast corner of that certain tract conveyed to Smart in Volume 2207, Page 240, and at the southwest corner of said Upton tract, for the southwest and beginning corner of this tract. WHENCE the northeast corner of said J. McCarter Survey is calculated to bear N 12°32'36" W 7513.12 feet.

THENCE N 30°12'36" W 353.27 feet, along the east line of said Smart tract, to a found 1/2" capped iron rod, at the northwest corner of said Upton tract, and at the southwest corner of that certain tract conveyed to Dotson in Volume 2189, Page 5, for the northwest corner of this tract.

THENCE N 60°54'54" E 122.53 feet, along the south line of said Dotson tract, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", in the north line of said Upton tract, for the northeast corner of this tract. WHENCE a found 1/2" iron pipe, at the common easterly corner of said Upton and Dotson tracts bears N 60°54'54" E 275.00 feet.

THENCE S 30°12'36" E 342.78 feet, over and across said Upton tract, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", in the north line of said FM Highway 67, for the southeast corner of this tract.

THENCE along the north line of said FM Highway 67 as follows:  
along the arc of a curve to the right, having a radius of 906.74 feet, an arc length of 107.83 feet, and whose chord bears S 55°35'55" W 107.77 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.  
S 59°00'20" W 15.02 feet, to the POINT OF BEGINNING.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground; by me or under my direct supervision; visible conflicts, encroachments, and overlaps are as shown on this plat or map attached hereto; the area & boundary were determined with respect to the recorded references as shown; and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to express or imply warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.

*Micah Hamilton*  
Micah Hamilton, Registered Professional Land Surveyor No. 5865  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, TX 76086  
weatherford@txsurveying.com - 817-594-0400  
AN05846 - October 5, 2023



### Notes:

- 1) No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
- 2) Official F.E.M.A. flood hazard information has not been reviewed during the course of this survey. For up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
- 3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid)
- 4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- 5) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.
- 6) All corners are set 1/2" iron rods with plastic caps stamped "TEXAS SURVEYING INC", unless otherwise noted.
- 7) Governmental entities may require this property to be further platted and recorded with the County Clerk.



**TEXAS**  
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