LEGAL DESCRIPTION

BEING a tract of land out of the Christopher H. Clark Survey, Abstract No. 181, Comanche County, Texas and being all of those tracts of land described as "Tract One" & "Tract Two" in deed to Delbert G. Powell, Jr. and Christal H. Powell recorded in Volume 1074, Page 411 of the Deed Records, Comanche County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the north right-of-way line of State Highway No. 36 (a variable width right-of-way) with the west right-of-way line of Cotton Belt Street (a variable width right-of-way) for the southeast corner of said Tract Two and being the southeast corner of this tract; (Grid Coordinates: N:10640686.38, E:2896568.60)

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

South 76°18'37" West, a distance of 47.22 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for comer,

South 75°25'37" West, a distance of 50.83 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;

South 74°00'37" West, a distance of 50.28 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827"

set for corner,

South 73°55'37" West, a distance of 50.03 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner,

South 72°47'09" West, a distance of 183.33 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner at the southeast corner of a called 1.05 acre tract of land described in deed to James W. Littlejohn and wife, Sha Littlejohn recorded in Volume 825, Page 244 of said Deed Records and being the southwest corner of this tract;

THENCE departing said north right-of-way line and with the east line of said 1.05 acre tract, North 12°34'47" East, a distance of 324.90 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set at the northeast corner of said 1.05 acre tract and being the northwest corner of this tract; from which a 1/2" iron rod found for the northwest corner of said 1.05 acre tract bears North 73°22'22" West, 111.91 feet;

THENCE with the north line of said Tract One, South 73°22'22" East, a distance of 77.16 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner in the west line of a called 1.347 acre tract of land described in deed to Kimberly Klos recorded in Volume 930, Page 355 of said Deed Records;

THENCE with said apparent west line, South 12°03'14" West, a distance of 21.84 feet to a 2.5° pipe corner post found for the apparent southwest corner of said 1.347 acre tract;

THENCE with the north line of said Tract Two partially with a fence, South 73°28'19" East, a distance of 265.25 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set in said west right-of-way line of Cotton Belt Street for the northeast corner of said Tract Two and being the northeast corner of this tract;

THENCE with said west right-of-way line, South 16°46′52" West, a distance of 96.39 feet to the **POINT OF BEGINNING** and containing 1.5622 acres or 68,049 square feet of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas Central Zone (4203), North American Datum of 1983 (NAD83) per the AllTerra Trimble Global Positioning System RTKnet.

SURVEYOR'S 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 3, Land Title Survey.

Survey Date: February 21, 2024 Revised Date: February 23, 2024

Mitchell Cude
Registered Professional Land Surveyor No. 6827
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HeritagePineSurveying@gmail.com



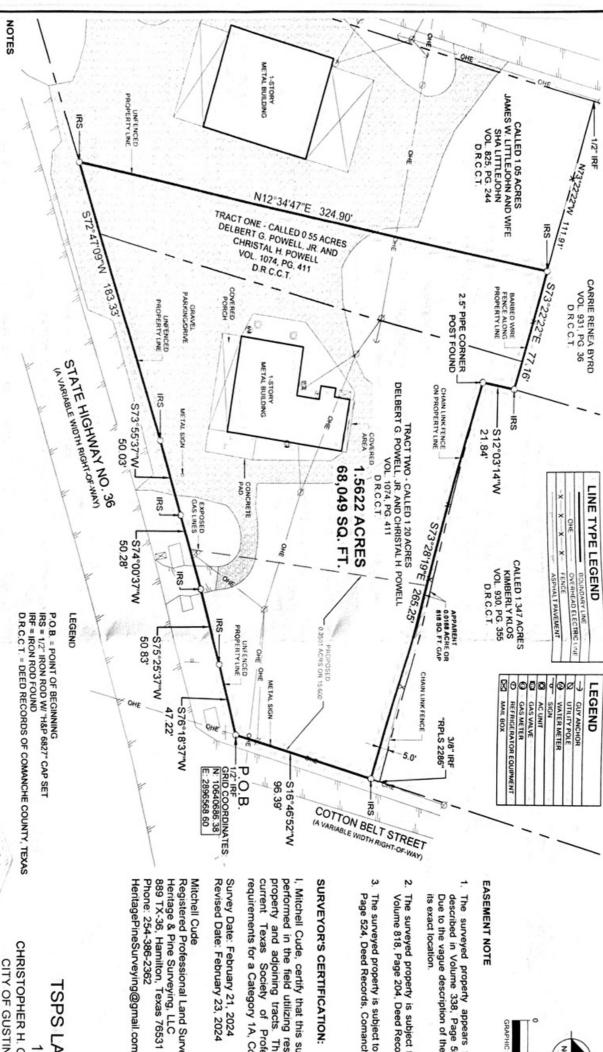
TSPS LAND TITLE SURVEY 1.5622 ACRES

CHRISTOPHER H. CLARK SURVEY, ABSTRACT NO. 181 CITY OF GUSTINE, COMANCHE COUNTY, TEXAS



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Copyright © 2024 - All rights reserved Heritage & Pine Surveying, LLC 1" = 50' HERITAGE & PINE SURVEYING, LLC HPS FIRM # 10194669

EASEMENT NOTE

SCALE IN FEE

- The surveyed property appears to be subject to Water & Sewer Easement described in Volume 338, Page 558, Deed Records, Comanche County, Texas. Due to the vague description of the easement, the surveyor is unable to determine its exact location.
- The surveyed property is subject to Comanche County Subdivision Regulations, Volume 818, Page 204, Deed Records, Comanche County, Texas.
- The surveyed property is subject to Airport Hazard Zoning Ordinance, Volume 739 Page 524, Deed Records, Comanche County, Texas

SURVEYOR'S CERTIFICATION:

 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 equirements for a Category 1A, Condition 3, Land Title Survey

Survey Date: February 21, 2024 Revised Date: February 23, 2024

889 TX-36, Hamilton, Texas 76531 Heritage & Pine Surveying, LLC Registered Professional Land Surveyor No. 6827 Mitchell Cude

TSPS LAND TITLE SURVEY 1.5622 ACRES

CHRISTOPHER H. CLARK SURVEY, ABSTRACT NO. 181 CITY OF GUSTINE, COMANCHE COUNTY, TEXAS



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

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. **CALL TEXAS 811 BEFORE YOU DIG**

Bearing system based on the State Plane Coordinate System, Texas Central Zone (4203), North American Datum of 1983 (NAD83)

per the AllTerra Trimble Global Positioning System RTKnet

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