

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 corner.
- 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
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TSPS LAND TITLE SURVEY

1.5622 ACRES

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

Scale: N/A
Drawn by: HPS
Checked by: MTC
Project No.: 70521
Sheet No.: 1 OF 2



