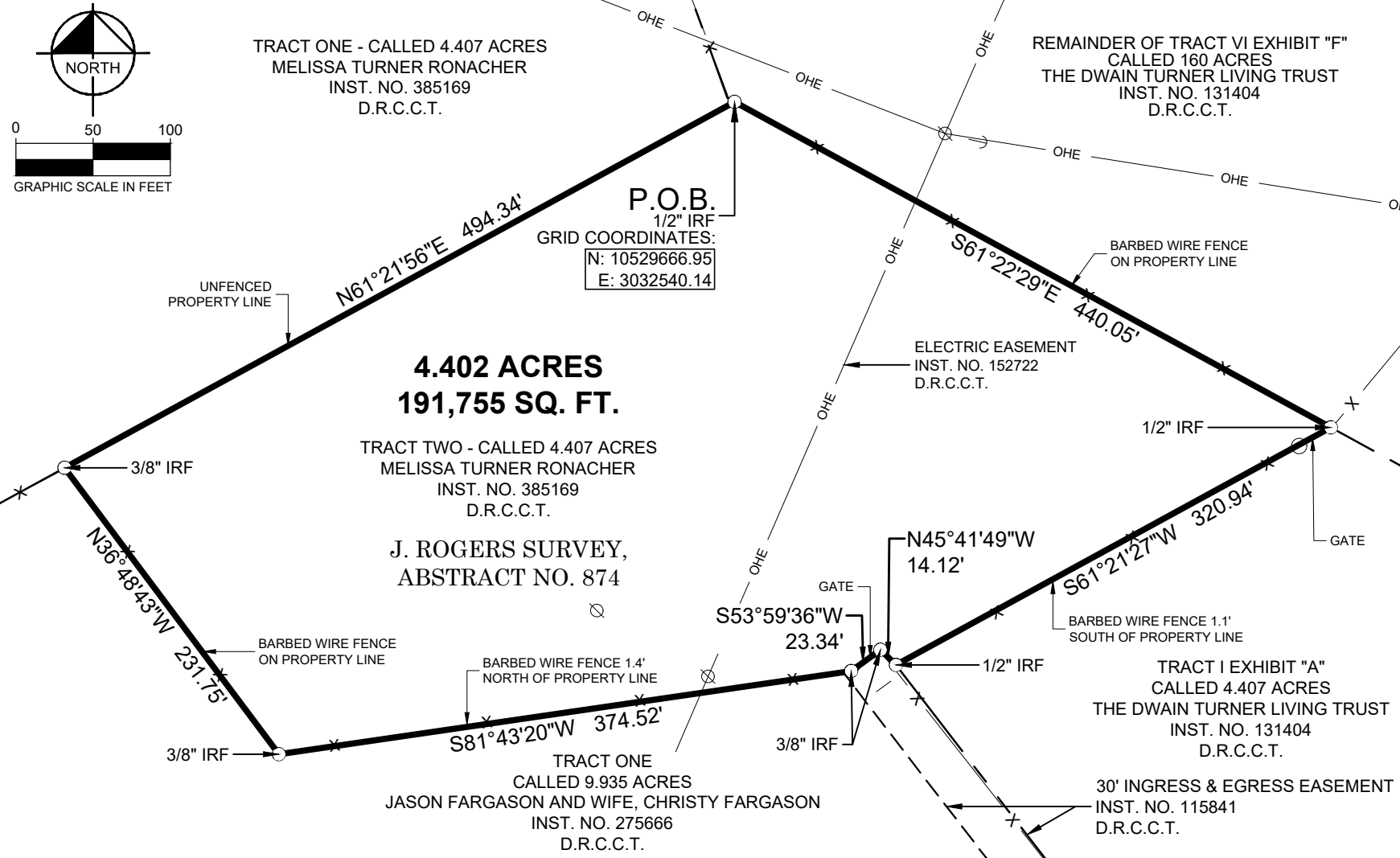
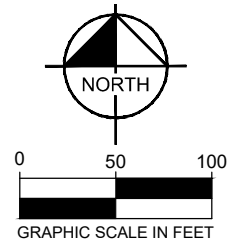




LINE TYPE LEGEND	
	BOUNDARY LINE
	OVERHEAD ELECTRIC LINE
	FENCE

LEGEND	
	GUY ANCHOR
	UTILITY POLE

LEGEND
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
D.R.C.C.T. = DEED RECORDS OF CORYELL COUNTY, TEXAS

NOTES

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****

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

According to Federal Emergency Management Agency's Flood Insurance Rate Map Community-Panel No. 480768 0100 F, for Coryell County, Texas and incorporated areas, dated February 17, 2010 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

No buildings witnessed on the subject property at the time of survey.

Surveyed property is subject to blanket "passageway" easement serving northwest adjoining tract recorded in partition deed recorded in Instrument No. 115841, D.R.C.C.T.

LEGAL DESCRIPTION

BEGIN a tract of land out of the J. Rogers Survey, Abstract No. 874 and being all of a called 4.407 acre tract of land described as "Tract Two" in deed to Melissa Turner Ronacher recorded in Instrument No. 385169 of the Deed Records, Coryell County Texas, being surveyed by Mitchell Cude, RPLS 6827 of Heritage & Pine Surveying LLC this day September 10, 2025 and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northeast corner of said 4.407 acre tract and being the northeast corner of this tract; (Grid Coordinates: N:10529666.95, E:3032540.14)

THENCE with the east line of said 4.407 acre tract, South 61°22'29" East, a distance of 440.05 feet to a 1/2" iron rod found for the southeast corner of said 4.407 acre tract and being the southeast corner of this tract;

THENCE with the south line of said 4.407 acre tract, the following courses and distances:

South 61°21'27" West, a distance of 320.94 feet to a 1/2" iron rod found for corner in the east line of a called 9.935 acre tract of land described as "Tract One" in deed to Jason Fargason and wife, Christy Fargason recorded in Instrument No. 275666 of said Deed Records and being in the east line of called 30-foot wide Ingress & Egress Easement recorded in Instrument No. 115841 of said Deed Records; North 45°41'49" West, with the east line of said Easement a distance of 14.12 feet to a 3/8" iron rod found for the northeast corner of said 9.935 acre tract and being the northeast corner of said Ingress & Egress Easement; South 53°59'36" West, with the north line of said Easement a distance of 23.34 feet to a 3/8" iron rod found for corner; South 81°43'20" West, passing the northwest corner of said Easement at a distance of 5.37 feet and continuing in all a total distance of 374.52 feet to a 3/8" iron rod found for the southwest corner of said 4.407 acre tract and being the southwest corner of this tract;

THENCE with the west line of said 4.407 acre tract, North 36°48'43" West, a distance of 231.75 feet to a 3/8" iron rod found for the northwest corner of said 4.407 acre tract and being the northwest corner of this tract;

THENCE with the north line of said 4.407 acre tract, North 61°21'56" East, a distance of 494.34 feet to the **POINT OF BEGINNING** and containing 4.402 acres or 191,755 square feet of land.

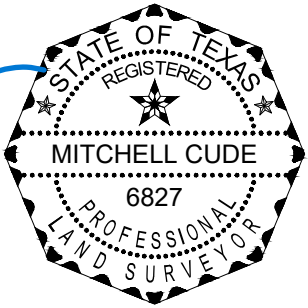
Bearing system based on the State Plane Coordinate System of 1983, Texas Central Zone (4203), North American Datum of 1983 (NAD83) per the AllTerra Trimble Global Positioning System RTKnet.

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: September 10, 2025

Mitchell Cude
Registered Professional Land Surveyor No. 6827
Heritage & Pine Surveying, LLC
889 TX-36, Hamilton, Texas 76531
Phone: 254-386-2362
HeritagePineSurveying@gmail.com



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TSPS LAND TITLE SURVEY 4.402 ACRES

J. ROGERS SURVEY, ABSTRACT NO. 874
CORYELL COUNTY, TEXAS



FIRM # 10194669
HERITAGE & PINE SURVEYING, LLC

Scale	Drawn by	Checked by	Project No.	Sheet No.
1" = 100'	HPS	MTC	70726	1 OF 1