

HUDDLESTON SURVEYING & MAPPING, P.C.

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T.B.P.L.S. FIRM NUMBER 10033700
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THE STATE OF TEXAS:
COUNTY OF CORYELL:
COUNTY OF HAMILTON:

242.01 ACRE TRACT

Being 242.01 acres of land, of which approximately 223.82 acres is out of Coryell County, Texas, and approximately 18.19 acres is out of Hamilton County, Texas, being out of the H. GILLY SURVEY, 80.66 acres, CORYELL COUNTY ABSTRACT NUMBER 392, 14.47 acres, HAMILTON COUNTY ABSTRACT NUMBER 1259, the R. FRAZIER SURVEY, 95.61 acres, CORYELL COUNTY ABSTRACT NUMBER 1458, 3.72 acres, HAMILTON COUNTY ABSTRACT NUMBER 1707, and the remaining 47.55 acres is out of the S. MAVERICK SURVEY, ABSTRACT NUMBER 745, and being all of a 242.011 acre tract of land that is described in a deed from Winters Ranch Company, Inc., to South Winters Ranch, Inc., recorded in Instrument Number 152433, Deed Records of Coryell County, Texas, and referenced in Volume 324 at Page 453, said Deed Records, and further described as follows; **BEGINNING**, at a ½ inch iron rod set at the Northwest corner of said 242.011 acre tract, and being the Northeast corner of Hamilton County Road Perkins Lane, from which a 5/8 inch iron rod found at the Southwest corner of a 102.797 acre tract of land that is described in a deed to Henry Otis Hatch and Cyrece Hatch, recorded in Volume 502 at Page 202, said Deed Records, bears N 72° 49' 54" W 27.67 feet, for the Northwest corner of this tract; **THENCE**, with the North lines of said 242.011 acre tract, and the South lines of said 102.797 acre tract, as follows, S 72° 49' 54" E 2731.58 feet, part way with a fence, to a 3 inch pipe post, N 06° 43' 49" E 931.05 feet, with a fence, to a 3 inch pipe post, and S 61° 49' 24" E 388.50 feet, to a ½ inch iron rod set, in a fence corner, at the Northeast corner of said 242.011 acre tract, and being the Southeast corner of said 102.797 acre tract, and being in a West line of a 2795.58 acre tract of land that is described in a deed to T. E. Winters, Inc., recorded in Instrument Number 152434, said Deed Records, for the Northeast corner of this tract;

THENCE, S 17° 26' 19" W 2145.89 feet, with a fence along the East line of said 242.011 acre tract, to a ½ inch iron rod set, in a fence corner, at a Southwest corner of said 2795.58 acre tract, for an internal corner of this tract;

THENCE, S 73° 41' 28" E 677.00 feet, with a fence along the South line of said 2795.58 acre tract, to a ½ inch iron rod set, in a fence corner, at the Northwest corner of a 40 acre Second Tract, that is described in a deed to Linda Kay Comer, recorded in Instrument Number 227229, said Deed Records, for a corner of this tract;

THENCE, S 16° 49' 11" W 1352.28 feet, with a fence, to a 28 inch elm tree, at the Southeast corner of said 242.011 acre tract, and the Southwest corner of said 40 acre tract, and being in the North line of a First Tract, that is described in said Instrument Number 227229, for the Southeast corner of this tract;

THENCE, N 73° 06' 54" W 2164.53 feet, with the general course of a fence, along the South line of said 242.011 acre tract, to a 6 inch pipe corner post found at the Northwest corner of a 11.46 acre tract of land that is described in a deed to Linda K. Comer, recorded in Instrument Number 149554, said Deed Records, for an internal corner of this tract;

THENCE, S 17° 35' 12" W 908.37 feet, with a East line of said 242.011 acre tract, to a ½ inch iron rod set in the North Right of Way line of U. S. Highway 84, for a corner of this tract;

THENCE, with the North Right of Way line of U. S. Highway 84 and the South line of said 242.011 acre tract, as follows, N 59° 57' 11" W 419.84 feet, to a concrete marker found, S 06° 57' 48" W 220.00 feet, to a ½ inch iron rod set, and N 83° 02' 12" W 551.16 feet, to a ½ inch iron rod set at the Southwest corner of said 242.011 acre tract, and being the Southeast corner of a 20 acre tract of land that is described in a deed to Rodney Karasek, recorded in Instrument Number 296630, said Deed Records, for the Southwest corner of this tract;

THENCE, N 17° 37' 31" E 978.34 feet, to a 6 inch pipe corner post found at a occupied internal corner of said 242.011 acre tract, and being the occupied Northeast corner of said 20 acre tract, for an internal corner of this tract;

THENCE, N 72° 21' 08" W 882.53 feet, with a South line of said 242.011 acre tract, to a ½ inch iron rod found at the Northwest corner of said 20 acre tract, for the Southwest corner of this tract;

THENCE, N 17° 35' 23" E 1779.19 feet, with the West line of said 242.011 acre tract, to a 3/8 inch iron rod found in the South line of Hamilton County Road Perkins Lane, for a corner of this tract;

THENCE, with a fence, along South and East line of Hamilton County Road Perkins Lane, as follows, S 74° 08' 50" E 331.77 feet, to a 6 inch pipe corner post found, and N 16° 51' 35" E 1013.71 feet, to the point of beginning and containing 242.01 acres of land.

I, SCOTT HUDDLESTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing Field Notes and accompanying Plat, was prepared from an actual survey, made on the ground, on October 27, 2017, from the Deed Records of Coryell County, Texas, surveys of area properties, that the corners and boundary marks are natural and artificial are just as were found on the ground. Bearings are based on True North as determined by GPS survey data (NAD 83).

WITNESS MY HAND AND SEAL THIS THE 30th DAY OF OCTOBER, 2017.


SCOTT HUDDLESTON

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6334 OF TEXAS.

