

LEGAL DESCRIPTION

BEING a tract of land out of the Hamilton County School Land Survey No. 15, Abstract No. 357, Hamilton County, Texas and being part of a called 52.73 acre tract of land described in deed to Timothy Halpin and Susan Halpin, recorded in Volume 578, Page 697 of the Real Property Records, Hamilton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the east line of County Road 404 for the northwest corner of said 52.73 acre tract and being the northwest corner of this tract; (Grid Coordinates: N:10566686.02, E:2995339.35)

THENCE departing said east line of County Road 404 and with the north line of said 52.73 acre tract, the following courses and distances:

- South 72°05'10" East, a distance of 910.47 feet to a mag nail with "H&P SURVEYING PROPERTY CORNER" washer set in concrete at the base of 2" pipe corner post;
- South 67°59'19" East, a distance of 1231.43 feet to a 1/2" iron rod with "RPLS 6334" cap found for the northeast corner of said 52.73 acre tract and being the northeast corner of this tract;

THENCE with the east line of said 52.73 acre tract, the following courses and distances:

- South 18°47'36" West, a distance of 456.12 feet to a 3/8" iron rod found for corner;
- South 75°55'28" West, a distance of 115.62 feet to a 1/2" iron rod with "RPLS 6334" cap found for corner;
- South 17°08'12" West, a distance of 520.31 feet to a 4" pipe corner post found for the southeast corner of said 52.73 acre tract and being the southeast corner of this tract;

THENCE with the south line of said 52.73 acre tract, North 72°26'00" West, a distance of 1056.36 feet to a mag nail with "H&P SURVEYING PROPERTY CORNER" washer set in a found 4" wood post for the southwest corner of this tract;

THENCE departing said south line and over and across said 52.73 acre tract, the following courses and distances:

- North 19°34'15" East, a distance of 51.32 feet to a 2" pipe corner post found for corner;
- North 87°16'00" East, a distance of 175.90 feet to a 2" pipe corner post found for corner;
- North 12°08'00" East, a distance of 251.45 feet to a 2" pipe corner post found for corner;
- North 63°57'30" West, a distance of 156.87 feet to a 2" pipe corner post found for corner;
- North 15°09'29" East, a distance of 115.31 feet to a 2" pipe corner post found for corner;
- North 64°20'31" West, a distance of 102.52 feet to a 3" pipe corner post found for corner;
- North 77°35'52" West, a distance of 854.13 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set in said east line of County Road 404 for the westernmost southwest corner of this tract;

THENCE with said east line of County Road 404, North 16°53'07" East, a distance of 699.47 feet to the **POINT OF BEGINNING** and containing 41.0457 acres or 1,787,949 square feet of land.

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.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

Pursuant to Commitment for Title Insurance, issued by First National Title Insurance Company, GF. No. GF2023083, effective date April 10, 2023, issued April 17, 2023. No documents listed in the Schedule B items to be addressed at the time of survey.

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 4, Land Title Survey.

Survey Date: May 11, 2023

Mitchell Cude
Registered Professional Land Surveyor No. 6827
Heritage & Pine Surveying, LLC
1210 CR 402, Hamilton, Texas 76531
Phone: 254-386-2362
HeritagePineSurveying@gmail.com

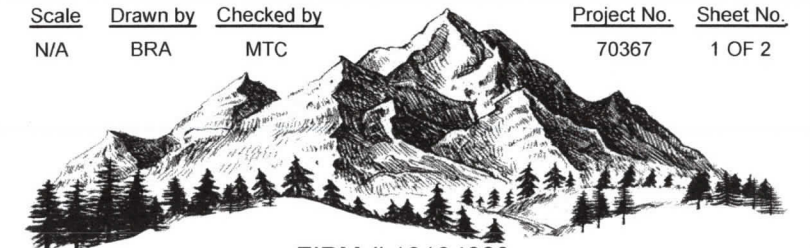


TSPS LAND TITLE SURVEY

41.0457 ACRES

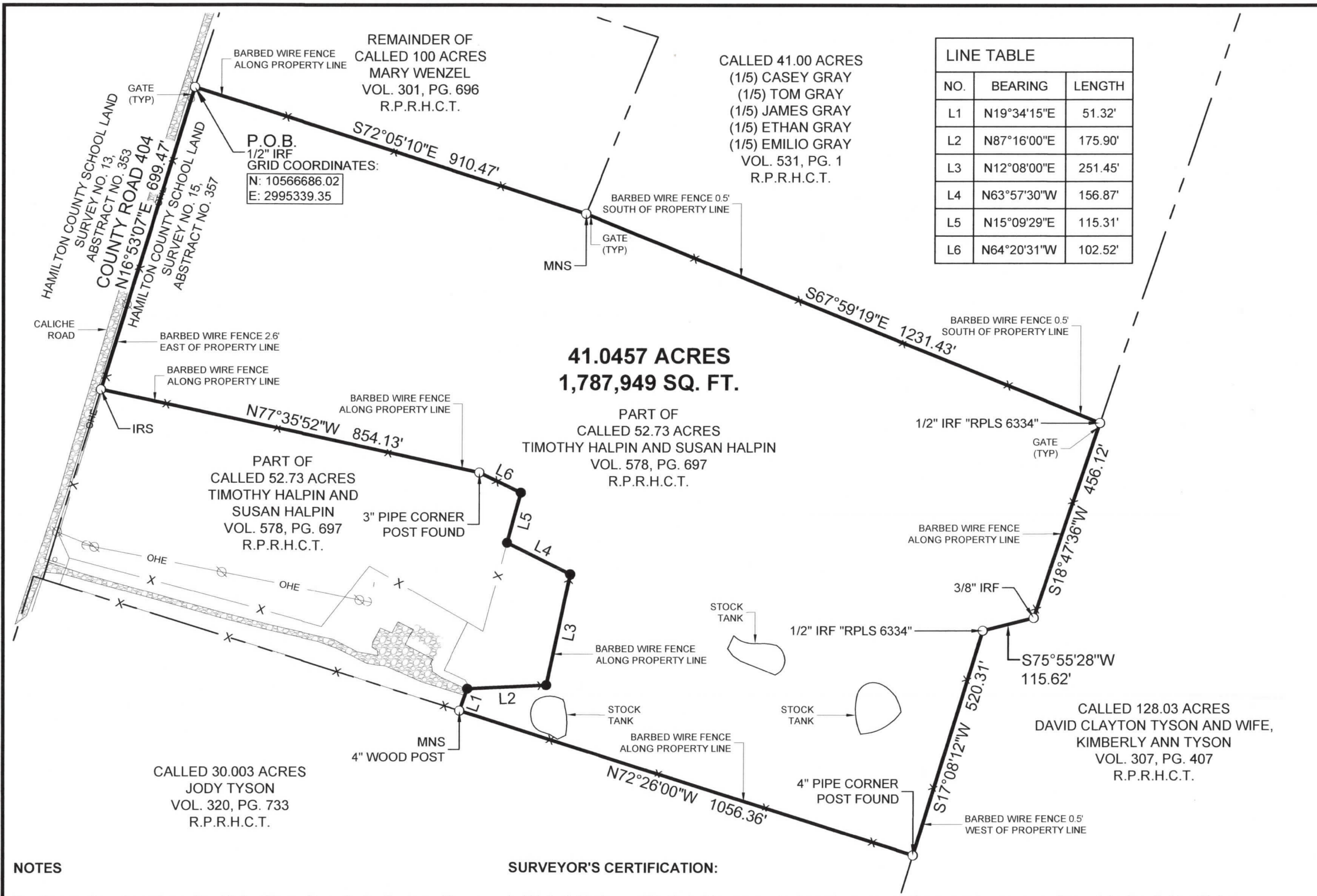
**HAMILTON COUNTY SCHOOL LAND SURVEY NO. 15,
ABSTRACT NO. 357
HAMILTON COUNTY, TEXAS**

Scale	Drawn by	Checked by	Project No.	Sheet No.
N/A	BRA	MTC	70367	1 OF 2

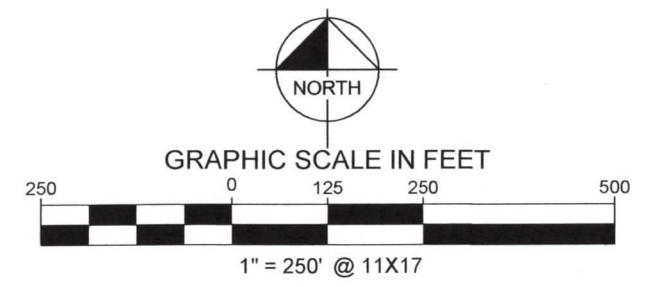


FIRM # 10194669
HERITAGE & PINE SURVEYING, LLC





LINE TABLE		
NO.	BEARING	LENGTH
L1	N19°34'15"E	51.32'
L2	N87°16'00"E	175.90'
L3	N12°08'00"E	251.45'
L4	N63°57'30"W	156.87'
L5	N15°09'29"E	115.31'
L6	N64°20'31"W	102.52'



LEGEND

- P.O.B. = POINT OF BEGINNING
- IRS = 1/2" IRON ROD W/ "H&P 6827" CAP SET
- IRF = IRON ROD FOUND
- = 2" PIPE CORNER POST FOUND
- MNS = MAG NAIL W/ "H&P SURVEYING PROPERTY CORNER" WASHER SET
- R.P.R.H.C.T. = REAL PROPERTY RECORDS, HAMILTON COUNTY, TEXAS

LEGEND	
	GUY ANCHOR
	UTILITY POLE
	SIGN

LINE TYPE LEGEND	
	BOUNDARY LINE
	OHE
	OVERHEAD ELECTRIC LINE
	FENCE
	ASPHALT PAVEMENT

NOTES

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.

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.

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

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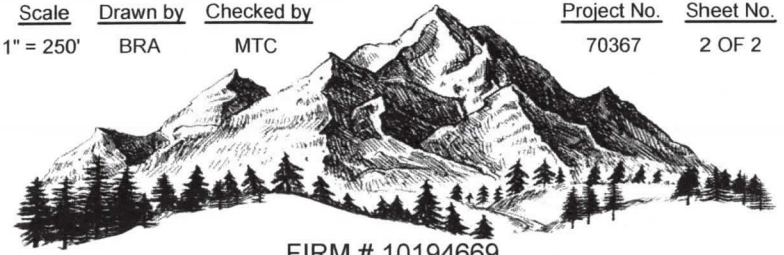


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Scale	Drawn by	Checked by	Project No.	Sheet No.
1" = 250'	BRA	MTC	70367	2 OF 2



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