

LEGAL DESCRIPTION

BEING a tract of land out of the James Currie Survey, Abstract No. 204, Coryell County, Texas and being part of a called 160 acre tract described as "Tract One" in deed and being part of a called 33 acre tract described as "Tract Two" in deed to Lillie Mae Grossman and Daymon Graham recorded in Instrument No. 87928 of the Deed Records, Coryell County, Texas being more particularly described as follows:

COMMENCING at railroad tie corner post found for the southwest corner of a called "Tract Two" in deed to Jerry L. Hemphill recorded in Instrument No. 308743 of said Deed Records, being the northwest corner of said Tract One, from which a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" found for corner bears South 72°57'35" East, 615.96 feet; (Grid Coordinates: N:10519728.76, E:3021979.48)

THENCE with the west line of said Tract One, South 17°02'25" West, 1153.39 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the northwest corner of this tract being the **POINT OF BEGINNING**; (Grid Coordinates: N:10518626.01, E:3021641.48)

THENCE departing said west line of Tract One, over and across said Tract One, the following courses and distances:

- South 60°01'42" East, a distance of 860.04 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
- South 29°00'42" East, a distance of 607.19 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
- South 72°57'35" East, a distance of 1315.16 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set in the west line of County Road 182 for the northeast corner of this tract;

THENCE with said west line of County Road 182, the following courses and distances:

- South 17°02'25" West, a distance of 1329.19 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner at the east end of a right-of-way corner clip located at the intersection of said west line of County Road 182 with the north right-of-way line of Farm-To-Market Road No. 1241 (a 90-foot wide right-of-way);
- South 62°21'10" West, a distance of 70.32 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the southwest corner of this tract at the west end of said right-of-way line corner clip;

THENCE with said north right-of-way line of F.M. 1241, the following courses and distances:

- North 72°20'06" West, a distance of 983.03 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set at the beginning of a non-tangent curve to the left having a central angle of 2°05'00", a radius of 5774.65 feet, and chord bearing and distance of North 73°22'36" West, 209.96 feet;
- In a northwesterly direction with said curve to the left, an arc distance of 209.97 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
- North 74°25'06" West, a distance of 1297.70 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the southwest corner of this tract at the occupied southwest corner of said Tract Two;

THENCE departing said north right-of-way line, along the occupied west line of said Tract Two, the following courses and distances:

- North 13°08'08" East, a distance of 469.93 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
- North 15°52'45" East, a distance of 905.17 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set in said west line of said Tract One for corner;

THENCE with said west line of Tract One, North 17°02'25" East, a distance of 642.52 feet to the **POINT OF BEGINNING** and containing 93.5497 acres or 4,075,024 square feet of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas Central Zone (4203), North American Datum of 1983 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 4, Land Title Survey.

Survey Date: April 18, 2023
Revised Date: April 19, 2023

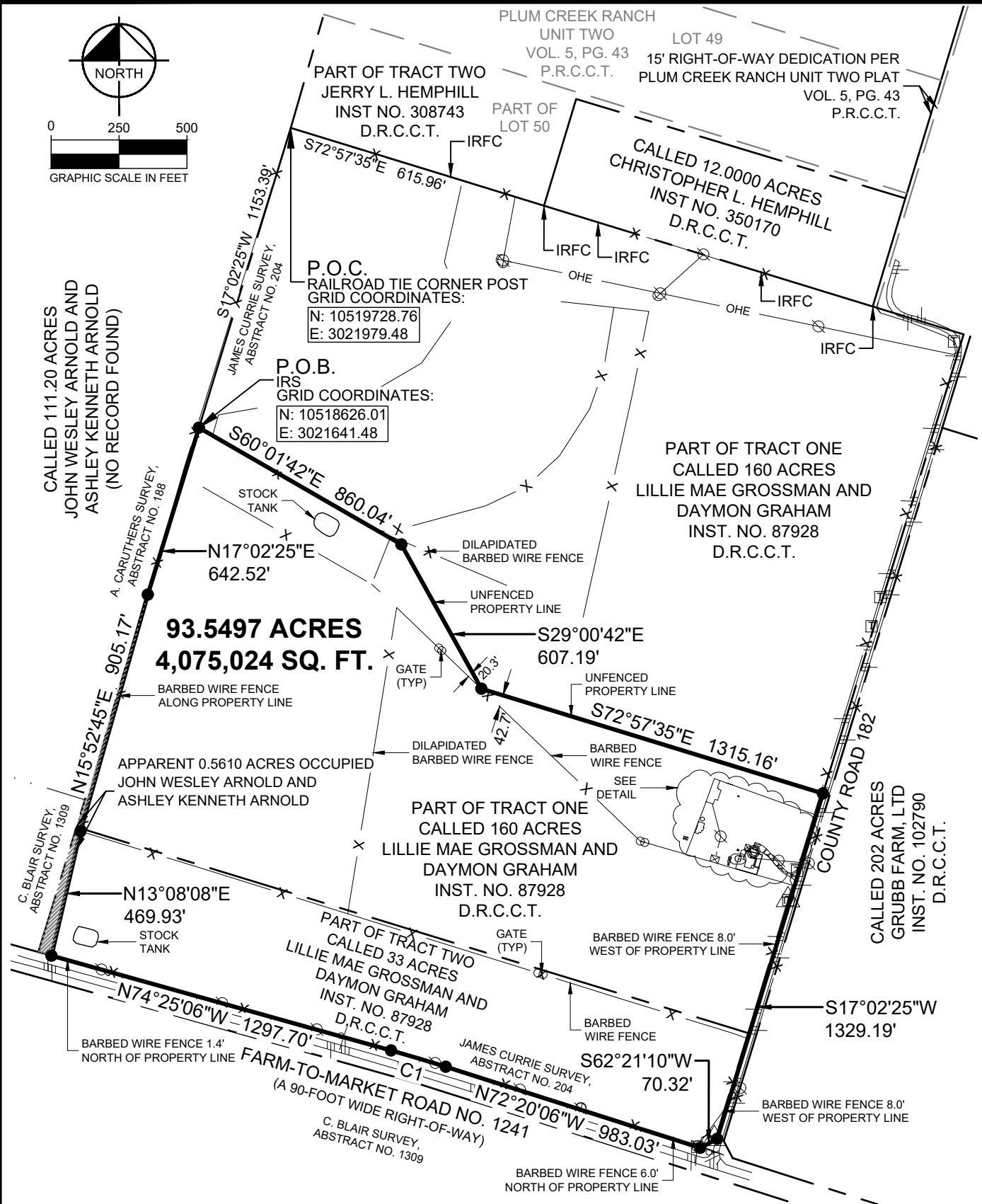
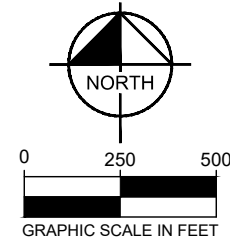
Mitchell Cude
Registered Professional Land Surveyor No. 6827
Heritage & Pine Surveying, LLC
1210 CR 402, Hamilton, Texas 76531
Phone: 254-386-2362
HeritagePineSurveying@gmail.com



TSPS LAND TITLE SURVEY
93.5497 ACRES
JAMES CURRIE SURVEY, ABSTRACT NO. 204
CORYELL COUNTY, TEXAS

Scale	Drawn by	Checked by	Project No.	Sheet No.
N/A	BRA	MTC	70355	1 OF 2

FIRM # 10194669
HERITAGE & PINE SURVEYING, LLC



93.5497 ACRES
4,075,024 SQ. FT.

CALLED 111.20 ACRES
JOHN WESLEY ARNOLD AND
ASHLEY KENNETH ARNOLD
(NO RECORD FOUND)

P.O.C.
RAILROAD TIE CORNER POST
GRID COORDINATES:
N: 10519728.76
E: 3021979.48

P.O.B.
TRUS
GRID COORDINATES:
N: 10518626.01
E: 3021641.48

PART OF TRACT ONE
CALLED 160 ACRES
LILLIE MAE GROSSMAN AND
DAYMON GRAHAM
INST. NO. 87928
D.R.C.C.T.

PART OF TRACT ONE
CALLED 160 ACRES
LILLIE MAE GROSSMAN AND
DAYMON GRAHAM
INST. NO. 87928
D.R.C.C.T.

PART OF TRACT TWO
CALLED 33 ACRES
LILLIE MAE GROSSMAN AND
DAYMON GRAHAM
INST. NO. 87928
D.R.C.C.T.

PLUM CREEK RANCH
UNIT TWO
VOL. 5, PG. 43
P.R.C.C.T.

LOT 49
15' RIGHT-OF-WAY DEDICATION PER
PLUM CREEK RANCH UNIT TWO PLAT
VOL. 5, PG. 43
P.R.C.C.T.

CALLED 202 ACRES
GRUBB FARM, LTD
INST. NO. 102790
D.R.C.C.T.

C. BLAIR SURVEY,
ABSTRACT NO. 1309

A. CARUTHERS SURVEY,
ABSTRACT NO. 188

JAMES CURRIE SURVEY,
ABSTRACT NO. 204

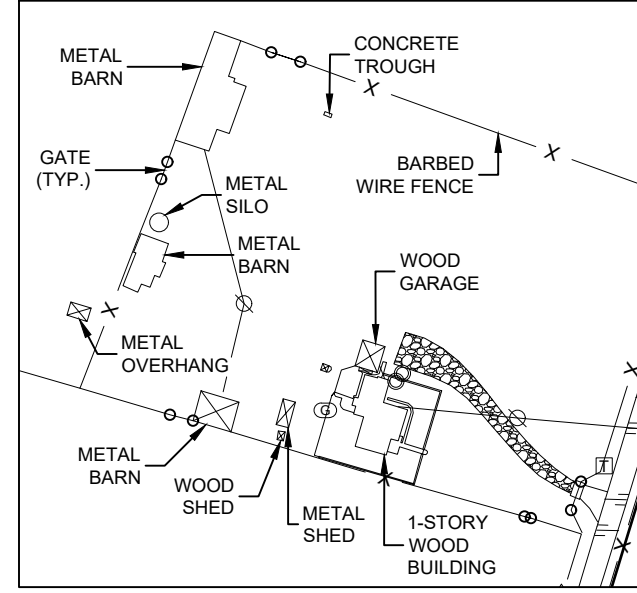
JAMES CURRIE SURVEY,
ABSTRACT NO. 204

C. BLAIR SURVEY,
ABSTRACT NO. 1309

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°05'00"	5774.65'	209.97'	N73°22'36"W	209.96'

LEGEND
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
● = 1/2" IRON ROD W/ "H&P 6827" CAP SET
○ = 1/2" IRON ROD W/ "H&P 6827" CAP FOUND
P.R.C.C.T. = PLAT RECORDS OF CORYELL COUNTY, TEXAS
D.R.C.C.T. = DEED RECORDS OF CORYELL COUNTY, TEXAS

DETAIL
SCALE 1"=150'



LEGEND	
→	GUY ANCHOR
○	UTILITY POLE
⊙	SANITARY SEWER CLEAN OUT
⊕	GAS TANK
⚡	CABLE TV MARKER SIGN
☎	TELEPHONE BOX

LINE TYPE LEGEND	
—	BOUNDARY LINE
—○—	OVERHEAD ELECTRIC LINE
-x-x-x-	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.

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

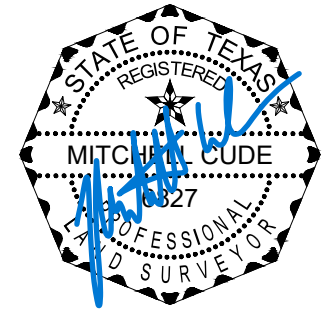
According to Federal Emergency Management Agency's Flood Insurance Rate Map Community-Panel No.'s 480768 0075 F, 480768 0100 F, 480768 0225 F, for Coryell County, Texas and incorporated areas, dated February 17, 2010 this property is located within Zone X (unshaded) defined as "Areas determined to be 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.

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CORYELL COUNTY, TEXAS
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Scale	Drawn by	Checked by	Project No.	Sheet No.
1" = 500'	BRA	MTC	70355	2 OF 2



FIRM # 10194669
HERITAGE & PINE SURVEYING, LLC