

HUDDLESTON SURVEYING & MAPPING, P.C.

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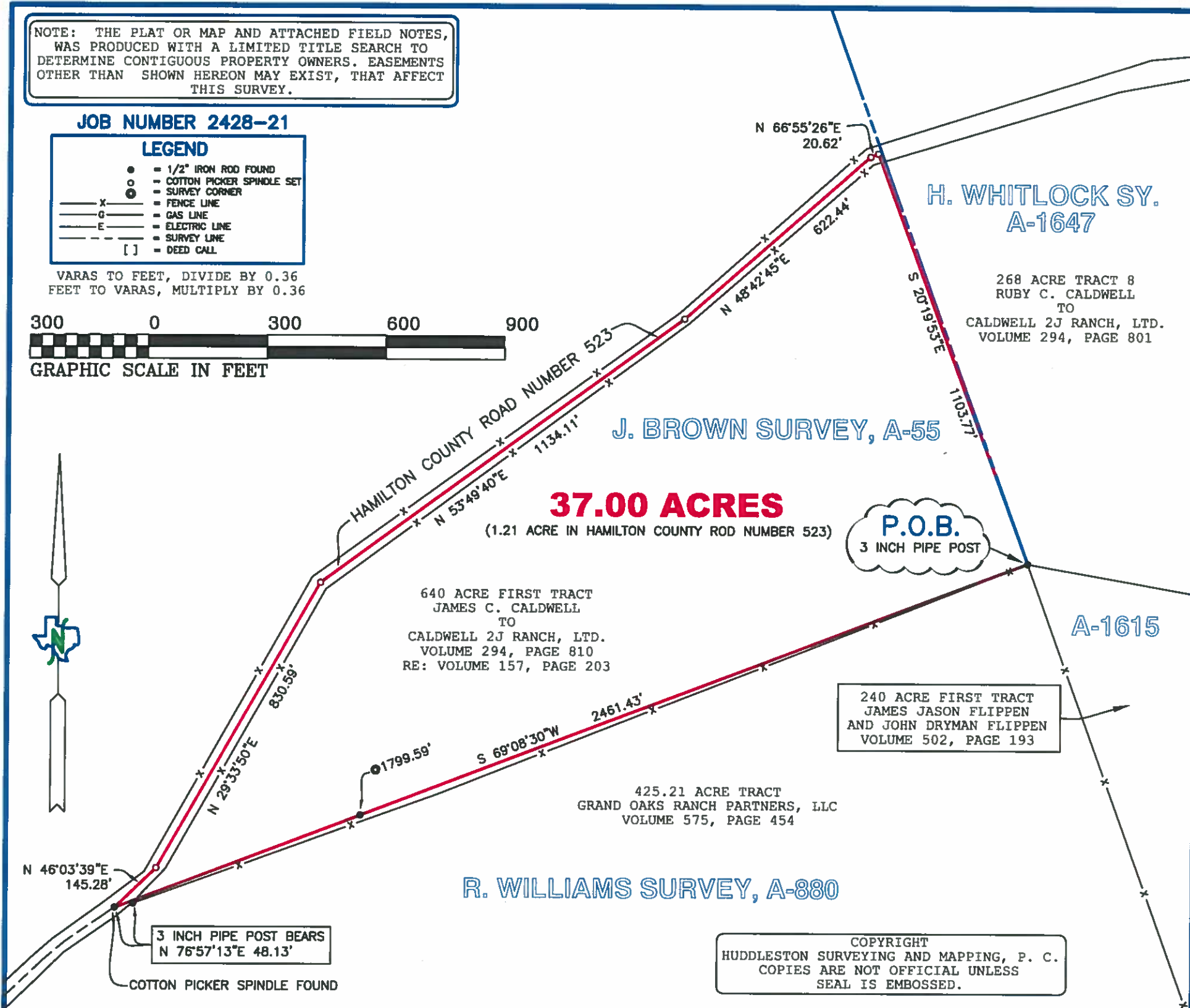
NOTE: THE PLAT OR MAP AND ATTACHED FIELD NOTES, WAS PRODUCED WITH A LIMITED TITLE SEARCH TO DETERMINE CONTIGUOUS PROPERTY OWNERS. EASEMENTS OTHER THAN SHOWN HEREON MAY EXIST, THAT AFFECT THIS SURVEY.

JOB NUMBER 2428-21

LEGEND

- = 1/2" IRON ROD FOUND
- = COTTON PICKER SPINDLE SET
- = SURVEY CORNER
- x— = FENCE LINE
- G— = GAS LINE
- E— = ELECTRIC LINE
- S— = SURVEY LINE
- [] = DEED CALL

VARAS TO FEET, DIVIDE BY 0.36
FEET TO VARAS, MULTIPLY BY 0.36



37.00 ACRES

(1.21 ACRE IN HAMILTON COUNTY ROD NUMBER 523)

P.O.B.
3 INCH PIPE POST

640 ACRE FIRST TRACT
JAMES C. CALDWELL
TO
CALDWELL 2J RANCH, LTD.
VOLUME 294, PAGE 810
RE: VOLUME 157, PAGE 203

425.21 ACRE TRACT
GRAND OAKS RANCH PARTNERS, LLC
VOLUME 575, PAGE 454

240 ACRE FIRST TRACT
JAMES JASON FLIPPEN
AND JOHN DRYMAN FLIPPEN
VOLUME 502, PAGE 193

3 INCH PIPE POST BEARS
N 76° 57' 13" E 48.13'

COTTON PICKER SPINDLE FOUND

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**THE STATE OF TEXAS:
COUNTY OF HAMILTON:**

Being 37.00 acres of land, situated in Hamilton County, Texas, out of the **J. BROWN SURVEY, ABSTRACT NUMBER 55**, out of a 640 acre First Tract, that is described in a deed from James C. Caldwell, to Caldwell 2J Ranch, Ltd., recorded in Volume 294 at Page 810, Deed Records of Hamilton County, Texas, and further described as follows;

BEGINNING, at a 3 inch pipe corner post found at the Southeast corner of said 640 acre tract, and being the Northeast corner of a 425.21 acre tract of land that is described in a deed to Grand Oaks Ranch Partners, LLC., recorded in Volume 575 at Page 454, said Deed Records, for the Southeast corner of this tract;

THENCE, S 69° 08' 30" W, at 1799.59 feet, passing a 1/2 inch iron rod found, and continue a total distance of **2461.43 feet**, with the South line of said 640 acre tract, and the North line of said 425.21 acre tract, to a cotton picker spindle found in the center of Hamilton County Road Number 523, from which a reference 3 inch pipe post found in the South line of Hamilton County Road Number 523 bears, N 76° 57' 13" E 48.13 feet, for the Southwest corner of this tract;

THENCE, with the approximate center of Hamilton County Road Number 523, as follows, **N 46° 03' 39" E 145.28 feet**, to a cotton picker spindle set, **N 29° 33' 50" E 830.59 feet**, to a cotton picker spindle set, **N 53° 49' 40" E 1134.11 feet**, to a cotton picker spindle set, **N 48° 42' 45" E 622.44 feet**, to a cotton picker spindle set, and **N 66° 55' 26" E 20.62 feet**, to a cotton picker spindle set, for the Northeast corner of this tract;

THENCE, **S 20° 19' 53" E 1103.77 feet**, to the point of beginning and containing 37.00 acres of land, of which 1.21 acres is in Hamilton County Road Number 523.

I, SCOTT HUDDLESTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing Field Notes and Plat, was prepared from an actual survey, made on the ground, on March 29, 2021, from the Deed Records of Hamilton County, Texas, surveys of area properties, that the corners and boundaries with marks 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 5th DAY OF APRIL, 2021.

Scott Huddleston
SCOTT HUDDLESTON
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6334 of TEXAS.

