

LEGAL DESCRIPTION

BEING a tract of land being approximately 4.6348 acres out of the B. F. White Survey, Abstract No. 1646 and being approximately 35.3652 acres out of the W. C. Cowart Survey, Abstract No. 935, Hamilton County, Texas and being part of a called 160.73 acre tract of land described in deed to Charlie Bottlinger, recorded in Volume 608, Page 811 of the Real Property Records, Hamilton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "RPLS 6334" found in the north line of County Road 614 and being in the south line of a called 128.99 acre tract of land described in deed to Danny Wuistingner and wife, Deborah Wuistingner recorded in Volume 502, Page 438 of said Real Property Records, being the northeast corner of said 160.73 acre tract and being the northeast corner of this tract; (Grid Coordinates: N:10567954.95, E:2930523.73)

THENCE departing said south line of the 128.99 acre tract and with the centerline of County Road 614, South 16°31'55" West, a distance of 1387.83 feet to a cotton gin spindle set for the southeast corner of this tract;

THENCE departing said centerline, over and across said 160.73 acre tract, the following courses and distances:

North 73°35'51" West, a distance of 1258.51 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the southwest corner of this tract;

North 16°24'09" East, a distance of 1377.73 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set in said south line of the 128.99 acre tract for the northwest corner of this tract from which a 1/2" iron rod with plastic cap stamped "RPLS 6334" found bears North 74°03'21" West, a distance of 749.30 feet;

THENCE with said south line, South 74°03'21" East, a distance of 1261.69 feet to the **POINT OF BEGINNING** and containing 40.0000 acres or 1,742,400 square feet of land.

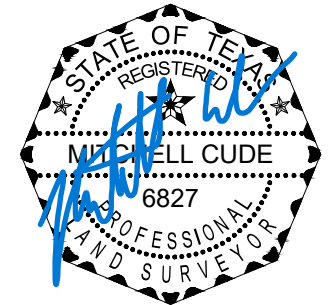
Bearing system based on the State Plane Coordinate System of 1983, Texas Central Zone (4203), North American Datum of 1983 per the AllTerra Trimble Global Positioning System RTKnet.

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: August 12, 2022

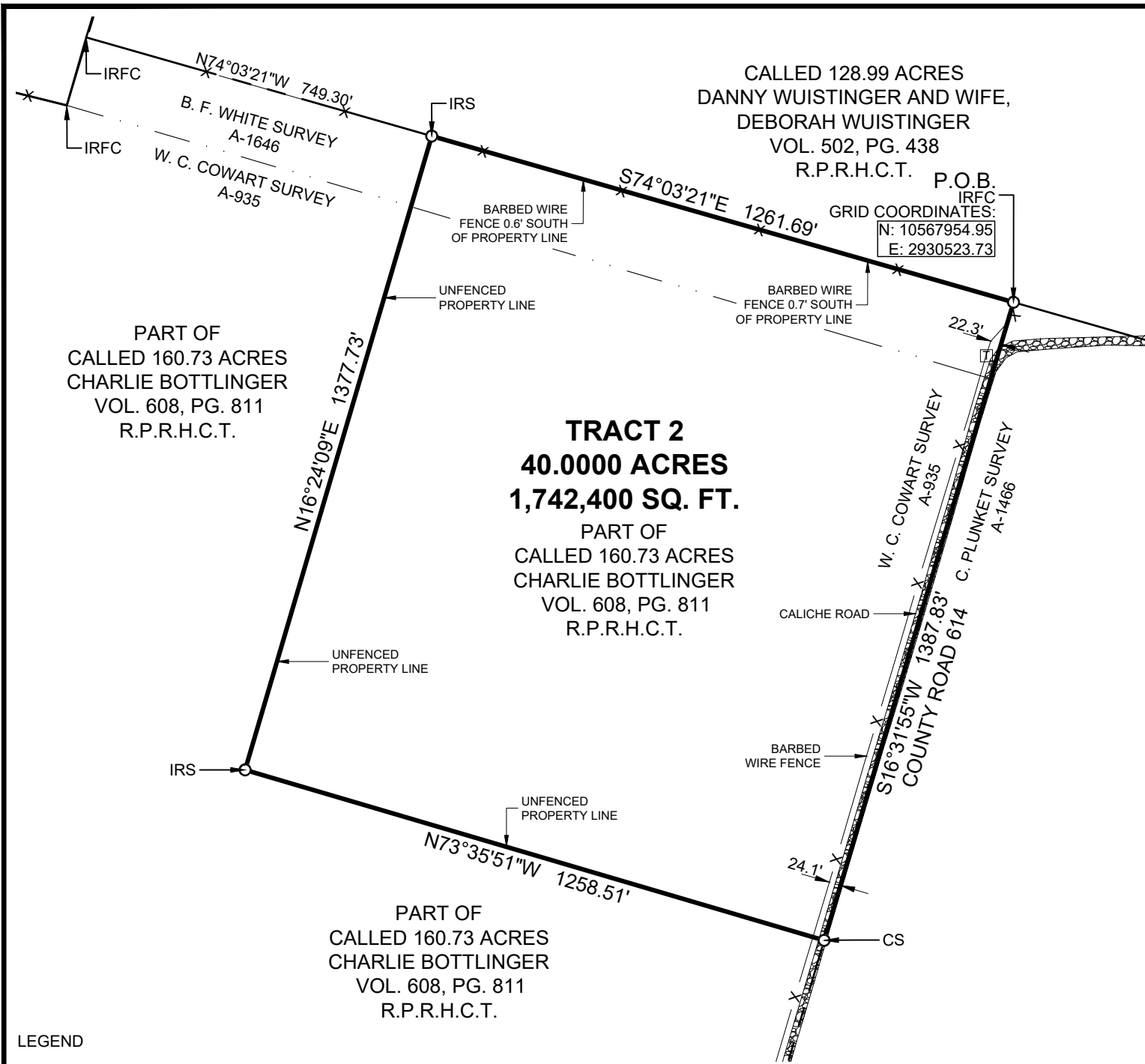
Mitchell Cude
Registered Professional Land Surveyor No. 6827
Heritage & Pine Surveying, LLC
1210 CR 402, Hamilton, Texas 76531
Phone: 254-386-2362
HeritagePineSurveying@gmail.com



TSPS LAND TITLE SURVEY
TRACT 2: 40.0000 ACRES
B. F. WHITE SURVEY, ABSTRACT NO. 1646
W. C. COWART SURVEY, ABSTRACT NO. 935
HAMILTON COUNTY, TEXAS

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCL	MTC	AUG. 2022	70218	1 OF 2

FIRM # 10194669
HERITAGE & PINE SURVEYING, LLC



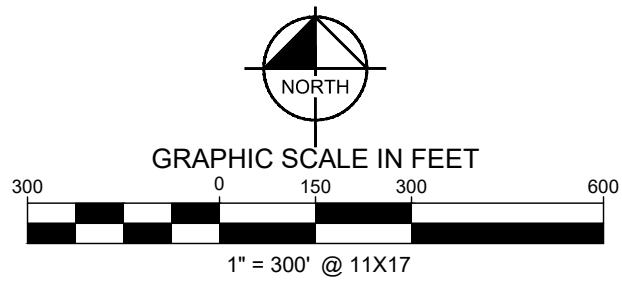
CALLED 128.99 ACRES
 DANNY WUISTER AND WIFE,
 DEBORAH WUISTER
 VOL. 502, PG. 438
 R.P.R.H.C.T. P.O.B.

GRID COORDINATES:
 N: 10567954.95
 E: 2930523.73

TRACT 2
40.000 ACRES
1,742,400 SQ. FT.
 PART OF
 CALLED 160.73 ACRES
 CHARLIE BOTTLINGER
 VOL. 608, PG. 811
 R.P.R.H.C.T.

PART OF
 CALLED 160.73 ACRES
 CHARLIE BOTTLINGER
 VOL. 608, PG. 811
 R.P.R.H.C.T.

PART OF
 CALLED 160.73 ACRES
 CHARLIE BOTTLINGER
 VOL. 608, PG. 811
 R.P.R.H.C.T.



LEGEND	
→	GUY ANCHOR
⊗	UTILITY POLE
⊞	TELEPHONE BOX

LINE TYPE LEGEND	
—	BOUNDARY LINE
— O —	OVERHEAD ELECTRIC LINE
-X-X-X-	FENCE

SURVEYOR'S CERTIFICATION:

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Survey Date: August 12, 2022

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



LEGEND
 P.O.B. = POINT OF BEGINNING
 IRS = 1/2" IRON ROD W/ "H&P 6827" CAP SET
 IRFC = 1/2" IRON ROD FOUND W/ "RPLS 6334" CAP FOUND
 CS = COTTON GIN SPINDLE SET
 R.P.R.H.C.T. = REAL PROPERTY RECORDS, HAMILTON COUNTY, TEXAS

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.

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

TSPS LAND TITLE SURVEY
TRACT 2: 40.000 ACRES
 B. F. WHITE SURVEY, ABSTRACT NO. 1646
 W. C. COWART SURVEY, ABSTRACT NO. 935
 HAMILTON COUNTY, TEXAS

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	JCL	MTC	AUG. 2022	70218	2 OF 2



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