

LEGAL DESCRIPTION

BEING a tract of land 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 "H&P RPLS 6827" set in the north right-of-way line of Farm-To-Market Road No. 221 (a variable width right-of-way) for the southeast corner of this tract; (Grid Coordinates: N:10565659.15, E:2928532.76)

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

North 73°35'51" West, a distance of 741.83 feet to a 1/2" iron rod with plastic cap stamped "RPLS 6334" found at the beginning of a non-tangent curve to the right having a central angle of 76°24'00", a radius of 437.43, and a chord bearing and distance of North 35°23'51" West, 541.02 feet;
In a northwesterly direction with said curve to the right, an arc distance of 583.28 feet to a 1/2" iron rod with plastic cap stamped "RPLS 6334" found for corner;
North 2°48'09" East, a distance of 351.09 feet to a 1/2" iron rod with plastic cap stamped "RPLS 6334" found for corner;
South 42°11'51" East, a distance of 75.00 feet to a 1/2" iron rod with plastic cap stamped "RPLS 6334" found for corner;
North 47°48'09" East, a distance of 50.00 feet to a 1/2" iron rod with plastic cap stamped "RPLS 6334" found for corner;
North 42°11'51" West, a distance of 125.00 feet to a 1/2" iron rod with plastic cap stamped "RPLS 6334" found for corner;
North 2°48'09" East, a distance of 372.00 feet to a 1/2" iron rod with plastic cap stamped "RPLS 6334" found at the beginning of a non-tangent curve to the right having a central angle of 2°47'21", a radius of 5688.72, and a chord bearing and distance of North 4°11'50" East, 276.90 feet;
In a northeasterly direction with said curve to the right, an arc distance of 276.93 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the northwest corner of this tract;

THENCE departing said east right-of-way line, over and across said 160.73 acre tract, the following courses and distances:

South 73°35'51" East, a distance of 1412.20 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the northeast corner of this tract;
South 16°24'09" West, a distance of 1376.76 feet to the **POINT OF BEGINNING** and containing 38.9323 acres or 1,695,891 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
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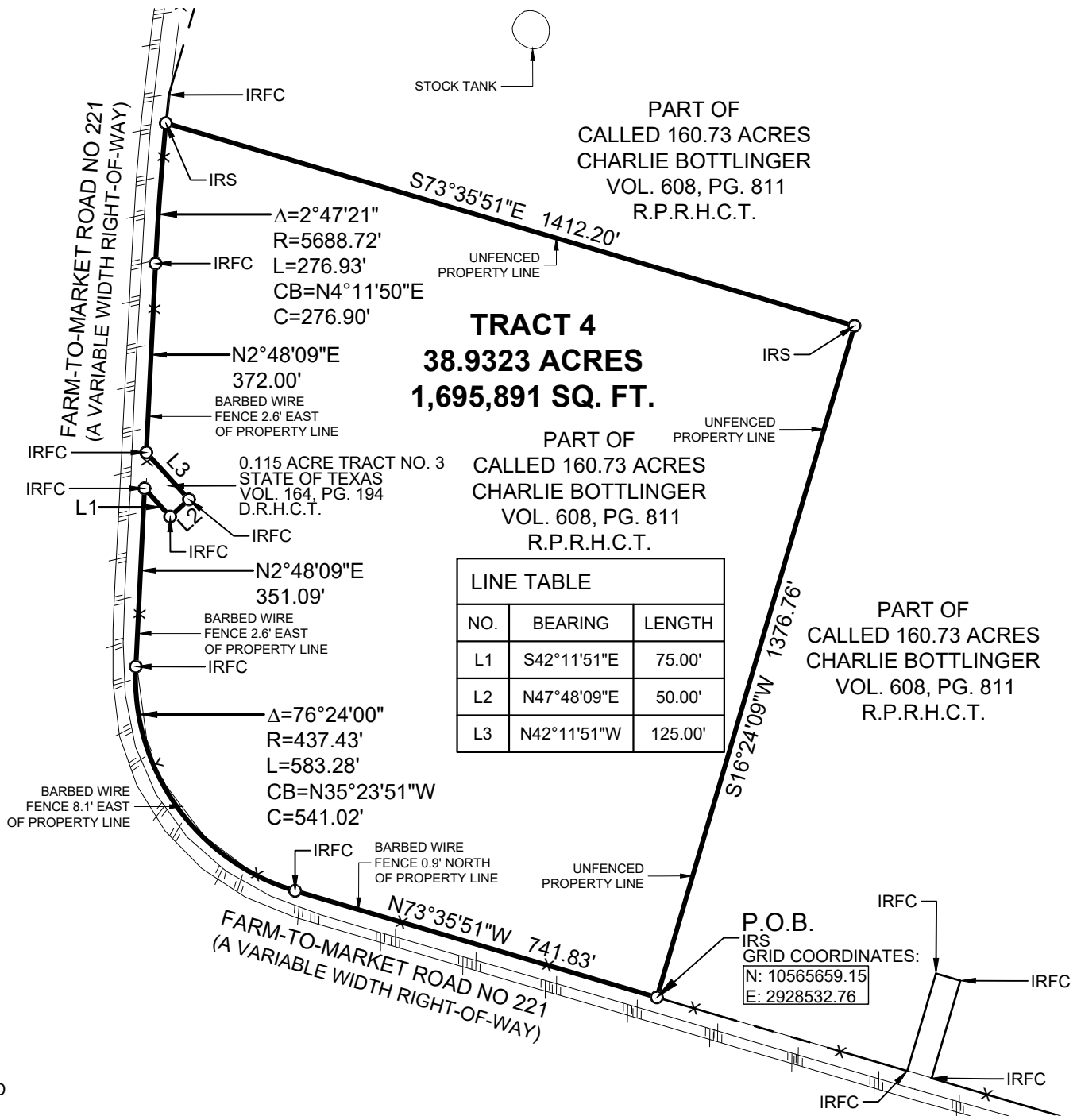


TSPS LAND TITLE SURVEY
TRACT 4: 39.9323 ACRES
W. C. COWART SURVEY, ABSTRACT NO. 935
HAMILTON COUNTY, TEXAS

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

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

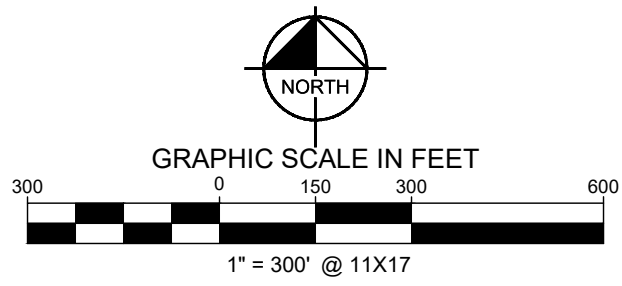
TRACT 4
38.9323 ACRES
1,695,891 SQ. FT.

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

LINE TABLE		
NO.	BEARING	LENGTH
L1	S42°11'51"E	75.00'
L2	N47°48'09"E	50.00'
L3	N42°11'51"W	125.00'

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

P.O.B.
IRS
GRID COORDINATES:
N: 10565659.15
E: 2928532.76



LINE TYPE LEGEND	
	BOUNDARY LINE
	OVERHEAD ELECTRIC LINE
	FENCE
	ASPHALT PAVEMENT

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Survey Date: August 12, 2022

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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
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 4: 38.9323 ACRES
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

FIRM # 10194669
HERITAGE & PINE SURVEYING, LLC