

LINE TABLE		
NO.	BEARING	LENGTH
L1	N23°36'42\"W	101.30'
L2	N59°45'41\"W	47.80'
L3	N67°26'42\"W	131.40'
L4	N80°13'42\"W	101.01'
L5	N17°41'59\"E	153.41'

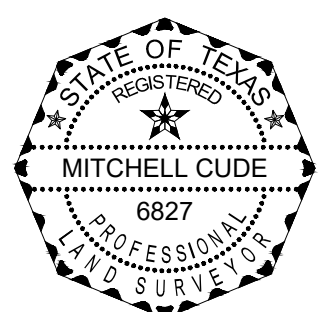
LEGEND	
	GUY ANCHOR
	UTILITY POLE
	AC UNIT
	TELEPHONE RISER
	WATER WELL
	WATER METER
	GAS TANK
	EQUIPMENT ANTENNA
	BASKET BALL GOAL

LINE TYPE LEGEND	
	BOUNDARY LINE
	OVERHEAD ELECTRIC LINE
	FENCE

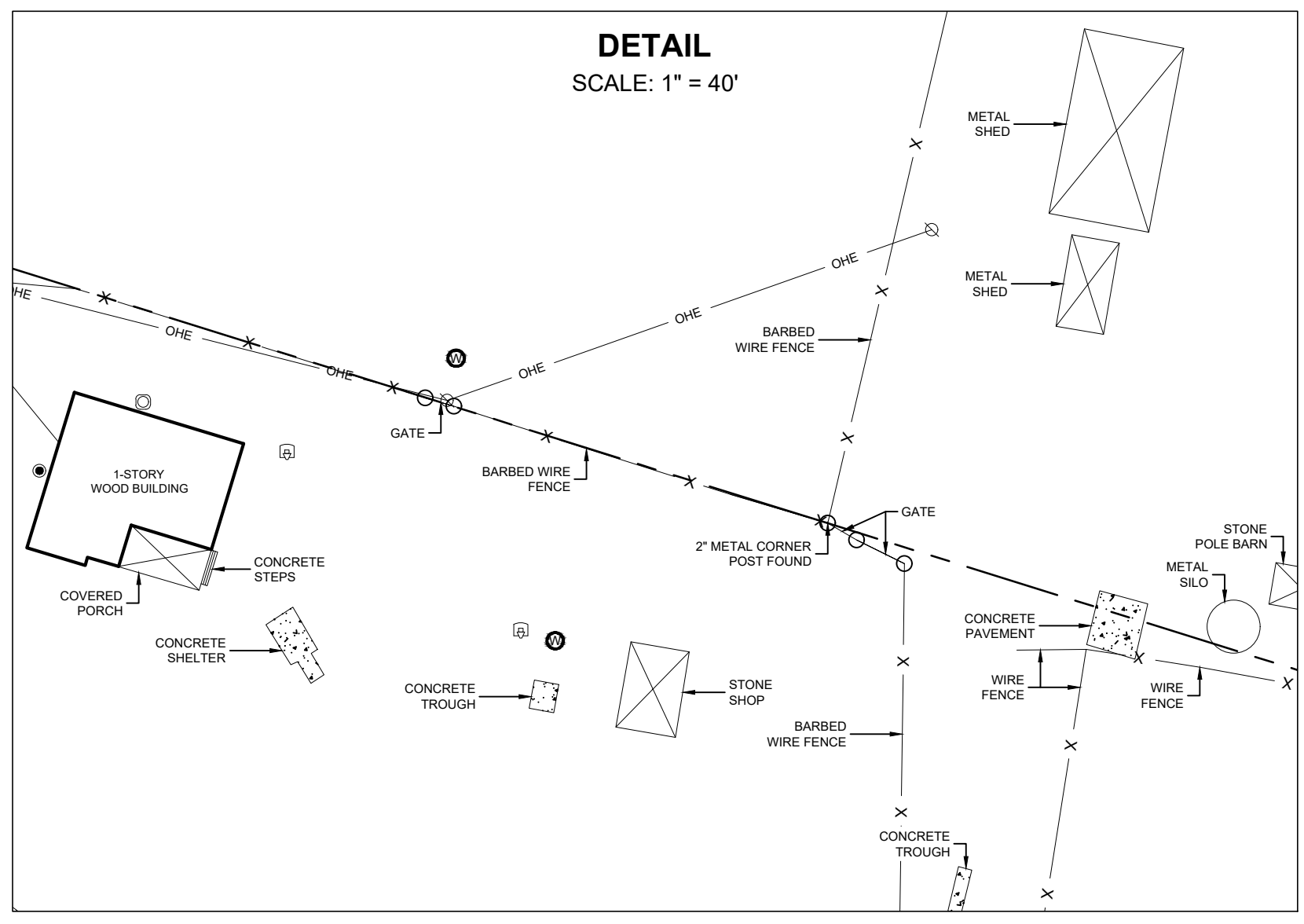
LEGEND
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
IRS = 1/2" IRON ROD W/ "H&P 6827" CAP SET
IRSR = 1/2" IRON ROD W/ "H&P 6827" CAP SET FOR REFERENCE
CS = COTTON GIN SPINDLE SET
D.R.C.C.T. = DEED RECORDS OF CORYELL COUNTY, TEXAS
D.R.H.C.T. = DEED RECORDS OF HAMILTON COUNTY, TEXAS
R.P.R.H.C.T. = REAL PROPERTY RECORDS, HAMILTON COUNTY, TEXAS

NOTES
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.
****CALL TEXAS 811 BEFORE YOU DIG****
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.

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: December 4, 2025
Mitchell Cude
Registered Professional Land Surveyor No. 6827
Heritage & Pine Surveying, LLC
889 SH-36, Hamilton, Texas 76531
Phone: 254-386-2362
HeritagePineSurveying@gmail.com



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LEGAL DESCRIPTION
BEING a tract of land being approximately 42.58 acres out of the B.B.B.&C. R.R. Co. Survey, Abstract No. 86 and being approximately 10.09 acres out of the G. Smith Survey, Abstract No. 1492, Hamilton County, Texas and being part of a called 122.30 acre tract of land described as "Tract One" and being all of a called 41.96 acre tract described as "Tract Two" in deed to James L. Billingsley recorded in Volume 598, Page 533 of the Real Property Records, Hamilton County, Texas, being surveyed by Mitchell Cude, RPLS 6827 of Heritage & Pine Surveying LLC this day December 4, 2025 and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "H&P 6827" set in the west line of a called 887.5 acre tract of land described as "Parcel Two Exhibit R" in deed to 4 A Cowhouse Ranch, LP recorded in Instrument No. 258400, Deed Records, Coryell County, Texas for the southeast corner of said 41.96 acre tract and being the southeast corner of this tract; (Grid Coordinates: N:10527327.57, E:3000573.23)

THENCE departing said west line and over and across said 122.30 acre tract, North 80°42'09" West, passing a 1/2" iron rod with plastic cap stamped "H&P 6827" set for reference at a distance of 2370.00 feet and continuing in all a total distance of 2386.76 feet to a cotton gin spindle set in the centerline of County Road 434 for the southernmost southwest corner of this tract;

THENCE with said centerline of County Road 434, the following courses and distances:

- North 23°36'42" West, a distance of 101.30 feet to a cotton gin spindle set for corner;
- North 52°01'42" West, a distance of 560.90 feet to a cotton gin spindle set for the northwest corner of said 122.30 acre tract from which a 3/8" iron rod found for reference bears North 79°07'03" East, 23.80 feet;
- North 59°45'41" West, a distance of 47.80 feet to a cotton gin spindle set for corner;
- North 67°26'42" West, a distance of 131.40 feet to a cotton gin spindle set for corner;
- North 80°13'42" West, a distance of 101.01 feet to a cotton gin spindle set for the westernmost southwest corner of said 41.96 acre tract and being the westernmost southwest corner of this tract;

THENCE departing said centerline and with the west line of said 41.96 acre tract, the following courses and distances:

- North 17°41'59" East, passing a 3" metal corner post found for reference at a distance of 46.37 feet and continuing in all a total distance of 153.41 feet to a 2" metal corner post found for corner;
- North 33°13'58" East, a distance of 466.14 feet to a 3/8" iron rod found in the south line of a called 40.20 acre tract of land described as "Tract One" in deed to Lisa Jean Ranney recorded in Volume 590, Page 58 of said Real Property Records for the northwest corner of said 41.96 acre tract and being the northwest corner of this tract;

THENCE with the north line of said 41.96 acre tract, South 73°04'31" East, passing a 3/8" iron rod found for the southeast corner of a called 42.13 acre tract of land described as "Tract Two" in said Ranney deed at a distance of 2388.71 feet and continuing in all a total distance of 3091.98 feet to a 3/8" iron rod found in said west line of the 887.5 acre tract for the northeast corner of said 41.96 acre tract and being the northeast corner of this tract;

THENCE with said west line of the 887.5 acre tract, South 16°10'27" West, a distance of 573.79 feet to the **POINT OF BEGINNING** and containing 52.67 acres or 2,294,254 square feet of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas Central Zone (4203), North American Datum of 1983 (NAD83) per the AllTerra Trimble Global Positioning System RTKnet.

TSPS LAND TITLE SURVEY
TRACT 2: 52.67 ACRES
G. SMITH SURVEY, ABSTRACT NO. 1492
B.B.B.&C. R.R. CO. SURVEY, ABSTRACT NO. 86
HAMILTON COUNTY, TEXAS

Scale	Drawn by	Checked by	Project No.	Sheet No.
1" = 200'	CEC	MTC	70774	1 OF 1

FIRM # 10194669
HERITAGE & PINE SURVEYING, LLC