

LINE TYPE LEGEND	
	BOUNDARY LINE
	OHE
	OVERHEAD ELECTRIC LINE
	FENCE

LEGAL DESCRIPTION

BEING a tract of land being approximately 37.88 acres out of the B.B.&C. R.R. Co. Survey, Abstract No. 86 and being approximately 17.10 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" 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 and being the northeast corner of this tract; from which a 3/8" iron rod found for the northeast corner of a called 41.96 acre tract of land described as "Tract Two" in said Billingsley deed bears North 16°10'27" East, 573.79 feet; from said found iron rod a 3/8" iron rod found for the southeast corner of a called 42.13 acre tract of land described as "Tract Two" in deed to Lisa Jean Ranney recorded in Volume 590, Page 58 of said Real Property Records bears North 73°04'31" West, 703.28 feet; (Grid Coordinates: N:10527327.57, E:3000573.23)

THENCE with said west line, South 16°10'27" West, a distance of 1000.00 feet to a 1/2" iron rod with plastic cap stamped "H&P 6827" set for the southeast corner of this tract;

THENCE departing said west line and over and across said 122.30 acre tract, North 86°16'33" West, passing a 1/2" iron rod with plastic cap stamped "H&P 6827" set for reference at a distance of 2056.00 feet and continuing in all a total distance of 2063.94 feet to a cotton gin spindle set in the approximate centerline of County Road 434, being in the east line of a called 207.64 acre tract of land describe in deed to Douglas Forrest and Christy Forrest recorded in Volume 489, Page 205 of said Real Property Records and being the southwest corner of this tract;

THENCE with said centerline of County Road 434 and said east line of the 207.64 acre tract, the following courses and distances:

- North 3°19'18" East, a distance of 349.78 feet to a cotton gin spindle set for corner;
- North 6°09'18" East, a distance of 329.20 feet to a cotton gin spindle set for corner;
- North 7°44'42" West, a distance of 540.40 feet to a cotton gin spindle set for the northwest corner of this tract;

THENCE departing said centerline of County Road 434 and said east line of the 207.64 acre tract and over and across said 122.30 acre tract, South 80°42'09" East, passing a 1/2" iron rod with plastic cap stamped "H&P 6827" set for reference at a distance of 16.76 feet and continuing in all a total distance of 2386.76 feet to the **POINT OF BEGINNING** and containing 54.98 acres or 2,395,050 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.

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.
 No buildings witnessed on the subject property at the time of survey.

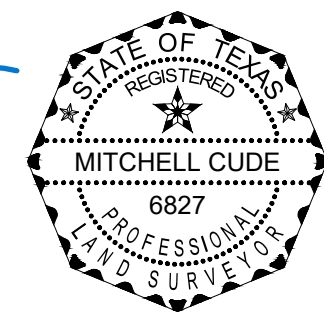
**B.B.B.&C. R.R. CO. SURVEY,
 ABSTRACT NO. 86**
**TRACT 3
 54.98 ACRES
 2,395,050 SQ. FT.**

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



**TSPS LAND TITLE SURVEY
 TRACT 3: 54.98 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'	HPS	MTC	70774	1 OF 1

FIRM # 10194669
HERITAGE & PINE SURVEYING, LLC