

LINE TYPE LEGEND	
	BOUNDARY LINE
	OHE
	OVERHEAD ELECTRIC LINE
	FENCE

**LEGAL DESCRIPTION**

**BEING** a tract of land being approximately 24.81 acres out of the B.B.&C. R.R. Co. Survey, Abstract No. 86 and being approximately 30.17 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 mag nail w/ "H&P Surveying Property Corner" washer set at the intersection of the approximate centerline of County Road 434 with the approximate centerline of the Cowhouse Creek in the middle of a concrete bridge for the southeast corner 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, being in the north line of a called 308.7 acre tract of land described in deed to Mark Dawson Cooper and Michael Kelly Cooper recorded in Volume 605, Page 549 of said Real Property Records, being the southwest corner of said 122.30 acre tract and being the southwest corner of this tract; (Grid Coordinates: N:10525856.88, E:2998223.05)

**THENCE** departing said north line of the 308.7 acre tract and with said centerline of County Road 434 and the east line of said 207.64 acre tract, the following courses and distances:

- North 24°01'18" East, a distance of 118.90 feet to a 1/2" iron rod with plastic cap stamped "H&P 6827" set for corner;
- North 3°05'18" East, a distance of 109.40 feet to a cotton gin spindle set for corner;
- North 6°44'42" West, a distance of 382.70 feet to a cotton gin spindle set for corner;
- North 3°19'18" East, a distance of 46.52 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 86°16'33" East, passing a 1/2" iron rod with plastic cap stamped "H&P 6827" set for reference at a distance of 7.94 feet and continuing in all a total distance of 2063.94 feet to 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;

**THENCE** with said west line, South 16°10'27" West, passing an 8" wood corner post found (record witness monument) at a distance of 2013.29 feet and continuing in all a total distance of 2099.98 feet to a point in said approximate centerline of Cowhouse Creek and in said north line of the 308.7 acre tract for the southeast corner of said 122.30 acre tract and being the southeast corner of this tract;

**THENCE** departing said west line and with said approximate centerline of Cowhouse Creek and said north line of the 308.7 acre tract, the following courses and distances:

- North 71°56'48" West, a distance of 103.68 feet to a point in creek for corner;
- North 43°01'29" West, a distance of 275.40 feet to a point in creek for corner;
- North 15°22'29" West, a distance of 280.00 feet to a point in creek for corner;
- North 42°46'29" West, a distance of 290.00 feet to a point in creek for corner;
- North 40°01'13" West, a distance of 300.00 feet to a point in creek for corner;
- North 30°43'27" West, a distance of 275.00 feet to a point in creek for corner;
- North 43°55'27" West, a distance of 200.00 feet to a point in creek for corner;
- North 60°16'29" West, a distance of 200.00 feet to a point in creek for corner;
- North 74°03'07" West a distance of 294.49 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  
 MNS = MAG NAIL W/ "H&P SURVEYING - PROPERTY CORNER" WASHER 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

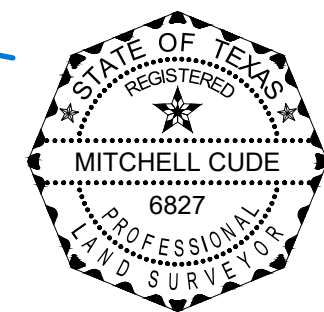
**NOTES**  
 This survey was done with a limited title search for the subject property and adjoining properties. No easements located during research for subject property at the time of survey other than shown. Other easements and utilities may exist under and/or across subject property. Only visible 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.

**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  
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**TSPS LAND TITLE SURVEY**  
**TRACT 4: 54.98 ACRES**  
 G. SMITH SURVEY, ABSTRACT NO. 1492  
 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**