

LEGAL DESCRIPTION

BEING a tract of land being approximately 78.1584 acres out of the A. Kuykendall Survey, Abstract No. 470 and being approximately 76.5949 acres out of the John Lyford Survey, Abstract No. 493, Hamilton County, Texas and being part of a called 270.20 acre tract of land described in deed to Cowhouse Creek, LTD. recorded in Volume 323, Page 850 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 east right-of-way line of U.S. Highway No. 281 (a variable width right-of-way) for the southwest corner of this tract and being the westernmost northwest corner of a called 94.42 acre tract of land described in deed to HHR Holdings, LLC, recorded in Volume 624, Page 1 of said Real Property Records; (Grid Coordinates: N:10551672.63, E:2974019.55)

THENCE with said east right-of-way line of U.S. Highway No. 281, the following courses and distances:

North 6°00'59" West, passing a concrete right-of-way monument found on a line at a distance of 180.16 feet and continuing in all a total distance of 979.86 feet to a concrete right-of-way monument found for corner;
North 4°33'52" East, a distance of 101.59 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
North 6°01'23" West, a distance of 100.45 feet to a concrete right-of-way monument found for corner;
North 16°31'09" West, a distance of 102.54 feet to a concrete right-of-way monument found for corner;
North 6°02'03" West, a distance of 1697.49 feet to a concrete right-of-way monument found for corner;
North 4°33'35" East, a distance of 103.49 feet to a concrete right-of-way monument found for corner;
North 5°59'23" West, passing a concrete right-of-way monument found at a distance of 498.37 feet and continuing in all a total distance of 713.77 feet to a point in the approximate center of the Cowhouse Creek for the southwest corner of a remainder of a called 350.15 acre tract of land described in deed to Maska, LTD recorded in Volume 459, Page 548 of said Real Property Records, being the northwest corner of said 270.20 acre tract and being the northwest corner of this tract;

THENCE departing said east right-of-way line of U.S. Highway No. 281 and with said approximate center of Cowhouse Creek, the following courses and distances:

North 74°27'56" East, a distance of 35.29 feet to a point in said approximate creek center for corner;
South 83°06'21" East, a distance of 402.55 feet to a point in said approximate creek center for corner;
South 68°57'09" East, a distance of 397.85 feet to a point in said approximate creek center for corner;
South 78°38'22" East, a distance of 455.35 feet to a point in said approximate creek center for corner;
North 85°54'59" East, a distance of 231.41 feet to a point in said approximate creek center for corner;
North 43°53'14" East, a distance of 234.72 feet to a point in said approximate creek center for corner;
North 46°08'23" East, a distance of 336.99 feet to a point in said approximate creek center for corner;
North 77°07'11" East, a distance of 123.64 feet to a point in said approximate creek center for the northwest corner of said 94.42 acre tract;

THENCE departing said approximate center of Cowhouse Creek and with the west line of said 94.42 acre tract, the following courses and distances:

South 0°00'00" West, passing a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for reference at a distance of 53.08 feet and continuing in all a total distance of 653.08 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
South 49°14'51" East, a distance of 299.26 feet to a mag nail with "H&P SURVEYING PROPERTY CORNER" washer set in a 6" wood corner post for corner;
South 11°04'08" East, a distance of 1053.51 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
South 16°01'57" West, a distance of 1449.78 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
North 63°23'18" West, a distance of 718.48 feet to a 3" metal corner post found for corner;
South 11°01'37" West, a distance of 1015.14 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
North 90°00'00" West, a distance of 821.44 feet to the **POINT OF BEGINNING** and containing 154.7533 acres or 6,741,053 square feet of land.

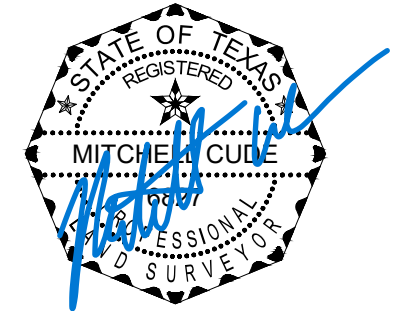
Bearing system based on the State Plane Coordinate System, Texas Central Zone (4203), North American Datum of 1983 (NAD83) per the AllTerra Trimble Global Positioning System RTKnet. Publish

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: February 21, 2023
Revised Survey Date: April 19, 2023

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
154.7533 ACRES

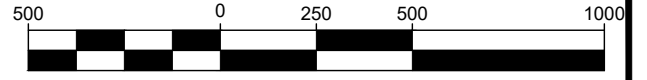
A. KUYKENDALL SURVEY, ABSTRACT NO. 470
JOHN LYFORD SURVEY, ABSTRACT NO. 493
HAMILTON COUNTY, TEXAS

Scale	Drawn by	Checked by	Project No.	Sheet No.
N/A	BRA	MTC	70319	1 OF 2

FIRM # 10194669
HERITAGE & PINE SURVEYING, LLC



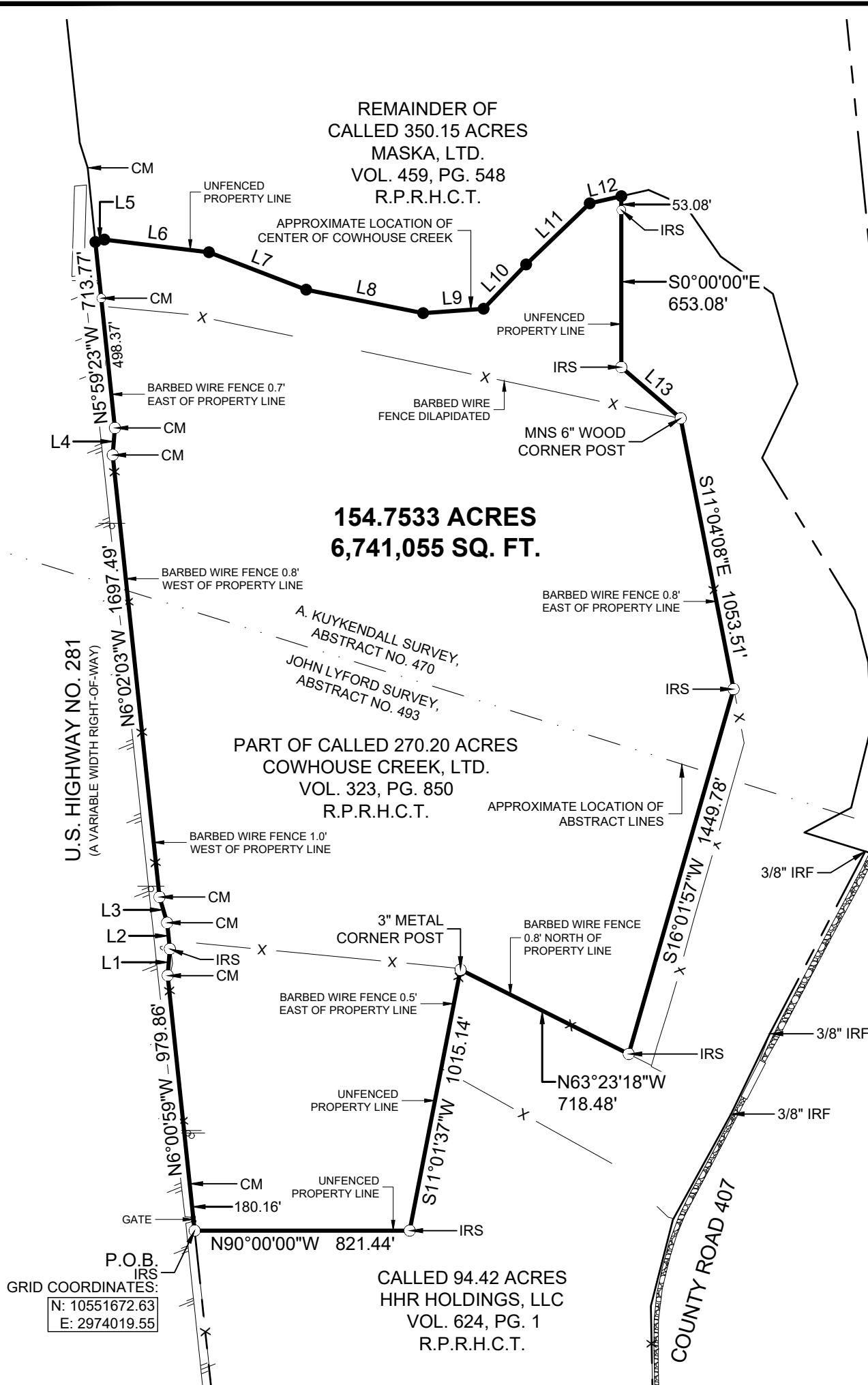
GRAPHIC SCALE IN FEET



1" = 500' @ 11X17

LEGEND

- P.O.B. = POINT OF BEGINNING
- IRS = 1/2" IRON ROD W/ "H&P 6827" CAP SET
- IRF = IRON ROD FOUND
- MNS = MAG NAIL W/ "H&P SURVEYING PROPERTY CORNER" WASHER SET
- C.M. = CONCRETE RIGHT-OF-WAY MONUMENT
- = POINT IN THE APPROXIMATE CENTER OF COWHOUSE CREEK
- R.P.R.H.C.T. = REAL PROPERTY RECORDS, HAMILTON COUNTY, TEXAS



LINE TABLE		
NO.	BEARING	LENGTH
L1	N04°33'52"E	101.59'
L2	N06°01'23"W	100.45'
L3	N16°31'09"W	102.54'
L4	N04°33'35"E	103.49'
L5	N74°27'56"E	35.29'
L6	S83°06'21"E	402.55'
L7	S68°57'09"E	397.85'
L8	S78°38'22"E	455.35'
L9	N85°54'59"E	231.41'
L10	N43°53'14"E	234.72'
L11	N46°08'23"E	336.99'
L12	N77°07'11"E	123.64'
L13	S49°14'51"E	299.26'

LEGEND

- GUY ANCHOR
- UTILITY POLE
- SIGN

LINE TYPE LEGEND

- BOUNDARY LINE
- OHE
- OVERHEAD ELECTRIC LINE
- FENCE
- ASPHALT PAVEMENT

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.

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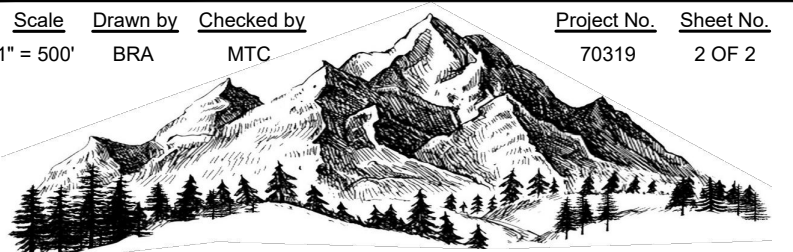
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Scale 1" = 500' Drawn by BRA Checked by MTC Project No. 70319 Sheet No. 2 OF 2



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