

barnett surveying / engineering

7703 BAGBY AVENUE

WACO, TEXAS 76712

54.666.9800

FAX 254.666.9801

Field notes for **34.33 acres** of land out of the **I. Galindo Grant, Abstract No. 16**, in McLennan County, Texas, being a part of that called 125.32 acre tract conveyed to **Robert Hahn and Jimmie Hahn** by a deed dated February 11, 2005, and recorded under McLennan County Clerk's File No. 2005006853 of the Official Public Records of said county. The said 34.33 acre tract is shown on the attached plat and is more particularly described by metes and bounds as follows:

Beginning at the southwest corner of said 125.32 acre tract, said point being in Bullhide Creek, and from which point a ½" diameter iron rod placed bears N 59deg 37min 01sec E 150.00 ft.,

THENCE N 59deg 37min 01sec E along the northwest line of said 125.32 acre tract, at 215.30 ft. pass a 4" diameter steel post found, a total distance of **2,083.12 ft.** to a ½" diameter iron rod found at an inside ell corner of said tract, said iron rod being the most northerly corner of the herein described tract,

THENCE S 36deg 01min 18sec E 404.32 ft. to a ½" diameter iron rod placed for an outside corner of the herein described tract,

THENCE S 13deg 36min 07sec W, at 998.40 ft. pass a ½" diameter iron rod placed for reference, a total distance of **1,021.00 ft.** to a ½" diameter iron rod placed in Bullhide Creek Road for an outside corner of the herein described tract,

THENCE N 82deg 35min 00sec W 56.12 ft. along the centerline of said road to a ½" diameter iron rod placed for an inside corner of the herein described tract,

THENCE S 33deg 53min 41sec E, at 15.8 ft. pass a ½" diameter iron rod placed for reference, and at 109.69 ft. pass a ½" diameter iron rod placed for reference, a total distance of **214.59 ft.** to a point on the center of said creek, said point being the most southerly southeast corner of the herein described tract,

THENCE N 82deg 57min 16sec W 129.01 ft., S 70deg 27min 54sec W 83.87 ft., N 62deg 12min 32sec W 389.24 ft., N 71deg 16min 11sec W 99.59 ft., and S 84deg 51min 46sec W 79.57 ft. along the centerline of said Bullhide Creek, the south line of said 125.32 acre tract, to a point at the southeast corner of that called 0.3300 acre tract conveyed to McLennan County by a deed recorded in Volume 165, Page 678, of said Official Public Records, said point being an outside corner of the said 125.32 acre tract, and being an outside corner of the herein described tract,

THENCE N 11deg 57min 52sec E 112.03 ft. along the east line of said 0.3300 acre tract to its northeast corner in the north line of said Bullhide Creek Road,

THENCE in a northwesterly direction **around a curve to the left**, the north line of said road and the north line of said 0.3300 acre tract, radius equals 855.38 ft. and long chord bears N 82deg 21min 25sec W 95.27 ft., a distance of **95.32 ft.** to the northwest corner of said 0.3300 acre tract,


THENCE S 11deg 57min 18sec W 63.15 ft. along the west line of said 0.3300 acre tract to an inside corner of same,

THENCE N 78deg 02min 42sec W 16.96 ft. to an outside corner of said 0.3300 acre tract,

THENCE S 11deg 57min 51sec W 107.15 ft. along the west line of said 0.3300 acre tract to its southwest corner in the center of said Bullhide Creek, said point being an outside corner of said 125.32 acre tract, and an outside corner of the herein described tract,

THENCE S 71deg 27min 22sec W 351.87 ft. and N 58deg 05min 22sec W 519.52 ft. along the south line of said 125.32 acre tract, and with the centerline of said creek, to the **POINT OF BEGINNING.**

Surveyed March 30, 2005



Gale Arnold

Registered Professional land Surveyor No. 3879

W.O. #44524



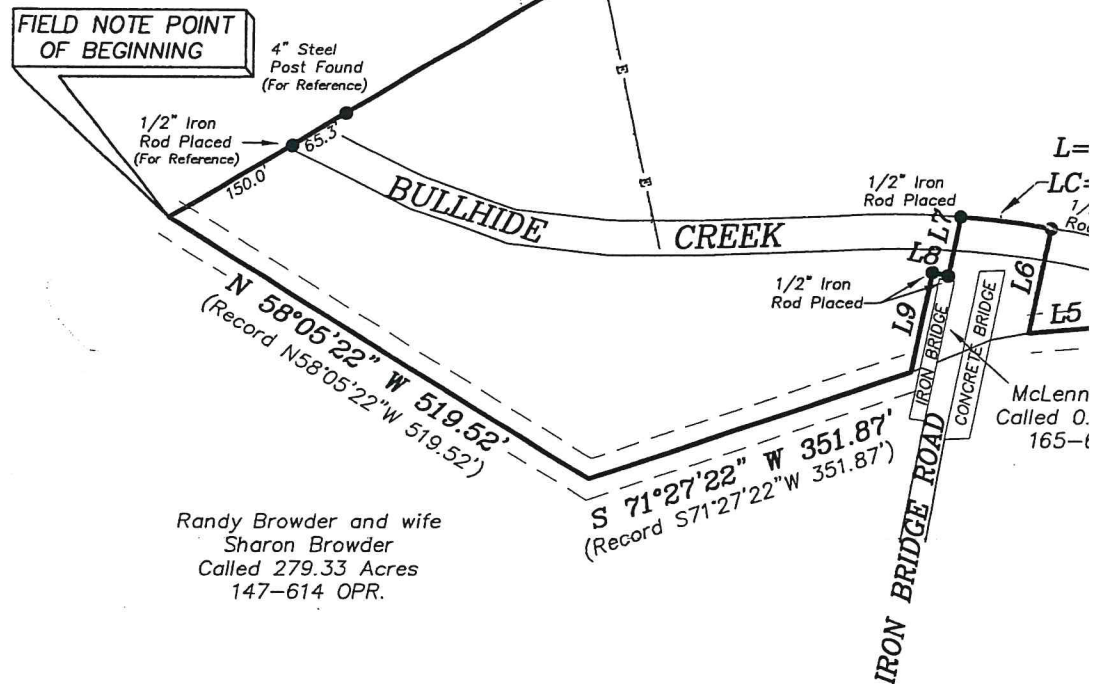
**34.33 Acres of land out of the I. GOLINDA
Number 16, in McLennan County, Texas, being
125.32 acres described in a deed to Robert
Hahn and recorded under Instrument No. 2
Official Public Records of McLennan Co**

Surveying/Engineering - 7703 Bagby Avenue
Waco, Texas 76712 (254-666-9800) (FAX: 254-666-9801)

Douglas Lee Nix and
wife Sharon Nix
Called 57.7 Acres
1129-629 DR.

LINE TABLE		
LINE	LENGTH	BEARING
L1	56.12	N82°35'00"W
L2	129.01	N82°57'16"W
L3	83.87	S70°27'54"W
L4	99.59	N71°16'11"W
L5	79.57	S84°51'46"W
L6	112.03	N11°57'52"E
L7	63.15	S11°57'18"W
L8	16.96	N78°02'42"W
L9	107.15	S11°57'51"W

(Record N59°37'01"E 2083.12')(8
N 59°37'01" E 20



Randy Browder and wife
Sharon Browder
Called 279.33 Acres
147-614 OPR.

Copyright: Barnett Surveying/Engineering, 2005.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE
AND BELIEF THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED
MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS
THIS THE 16 DAY OF June, 2005.

SURVEYED: 03-30-05

GALE ARNOLD, RPLS, NO. 3879

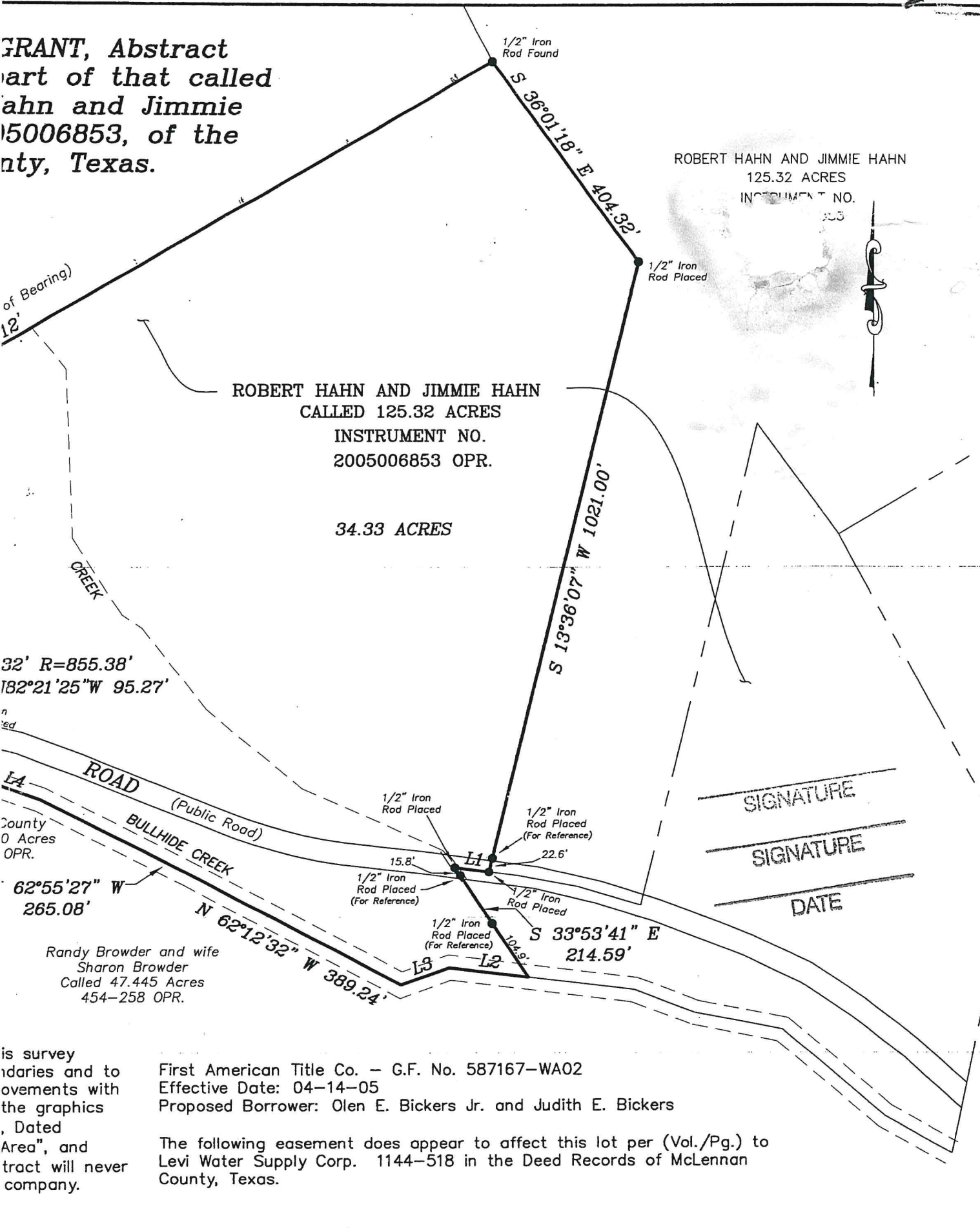
ADDRESS: Bullhide Creek Road DATE 04-26-05

WORK ORDER NO. 44524 DRAWN BY dh

DIGITAL FILE 44524.dwg FIELDBOOK/Pg. 152/157

This sketch represents a survey made on the ground. During the performance of persons working under my supervision observed conditions within and along the boundary lines, to the best of my knowledge they are as shown. The location of visual structural improvements in respect to the boundary lines are as shown. Based upon what can be scaled from the sketch shown on Federal Insurance Rate Map (FIRM), Community Panel No. 480456 024, September 02, 1981, the above shown property is within the "Special Flood Hazard Area". This flood statement does not imply that the property is in flood, nor does it create any liability in such event on the part of this surveyor.

GRANT, Abstract
part of that called
ahn and Jimmie
15006853, of the
nty, Texas.



ROBERT HAHN AND JIMMIE HAHN
125.32 ACRES
INSTRUMENT NO.
2005006853

ROBERT HAHN AND JIMMIE HAHN
CALLED 125.32 ACRES
INSTRUMENT NO.
2005006853 OPR.

34.33 ACRES

32' R=855.38'
182°21'25"W 95.27'

ROAD (Public Road)
BULLHIDE CREEK
County
0 Acres
OPR.

62°55'27" W
265.08'

Randy Browder and wife
Sharon Browder
Called 47.445 Acres
454-258 OPR.

1/2" Iron Rod Placed
1/2" Iron Rod Placed (For Reference)
15.8'
1/2" Iron Rod Placed (For Reference)
1/2" Iron Rod Placed (For Reference)
1/2" Iron Rod Placed (For Reference)

S 13°36'07" W 1021.00'

S 33°53'41" E
214.59'

SIGNATURE

SIGNATURE

DATE

is survey
idaries and to
overments with
the graphics
, Dated
Area", and
tract will never
company.

First American Title Co. - G.F. No. 587167-WA02
Effective Date: 04-14-05
Proposed Borrower: Olen E. Bickers Jr. and Judith E. Bickers

The following easement does appear to affect this lot per (Vol./Pg.) to
Levi Water Supply Corp. 1144-518 in the Deed Records of McLennan
County, Texas.