

LEGAL DESCRIPTION

BEING a tract of land out of the J. Daughtery Survey, Abstract No. 279, Coryell County, Texas and being all of a called 1.85 acre tract of land described in deed to Sally Hill recorded in Instrument No. 221852 of the Deed Records, Coryell County, Texas, being all of a called 0.61 acre tract of land described in deed to Sally Hill recorded in Instrument No. 221854 of said Deed Records and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the south right-of-way line of State Highway No. 36 (a variable width right-of-way) for the northeast corner of said 0.61 acre tract and being the northeast corner of this tract; (Grid Coordinates: N:10559563.36, E:3060622.94)

THENCE departing said south right-of-way line and with the east line of said 0.61 acre tract, South 20°18'06" West, a distance of 443.09 feet to a 2" metal post found in the north line of a called 17.894 acre tract of land described in deed to Dorothy Mayben Young recorded in Volume 508, Page 219 of said Deed Records for the southeast corner of said 0.61 acre tract and being the southeast corner of this tract;

THENCE with said north line, the following courses and distances:

North 73°27'26" West, a distance of 58.00 feet to a 3/8" iron rod found for the southeast corner of said 1.85 acre tract and being the southwest corner of said 0.61 acre tract;
South 81°21'17" West, a distance of 73.70 feet to a 3/8" iron rod found for corner;
North 71°18'11" West, a distance of 11.07 feet to a 3/8" iron rod found for the southernmost southwest corner of said 1.85 acre tract;

THENCE departing said north line of the 17.894 acre tract and with the west line of said 1.85 acre tract, the following courses and distances:

North 20°49'16" East, a distance of 177.97 feet to a 3" metal corner post found for corner;
North 81°59'47" West, a distance of 178.51 feet to a 3/8" iron rod found for the westernmost southwest corner of said 1.85 acre tract and being the southwest corner of this tract;
North 20°40'59" East, passing a 3/8" iron rod found for reference at a fence corner at a distance of 269.75 feet and continuing in all a total distance of 279.94 feet to a mag nail w/ "H&P Surveying Property Corner" washer set in a concrete flume in said south right-of-way line of State Highway No. 36 for the northwest corner of said 1.85 acre tract and being the northwest corner of this tract;

THENCE with said south right-of-way line, South 81°23'29" East, passing a 1/2" iron rod found for the northeast corner of said 1.85 acre tract and the northwest corner of said 0.61 acre tract at a distance of 246.52 feet and continuing in all a total distance of 310.82 feet to the **POINT OF BEGINNING** and containing 2.4555 acres or 106,963 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.

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 3, Land Title Survey.

Survey Date: February 9, 2024

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



TSPS LAND TITLE SURVEY
2.4555 ACRES

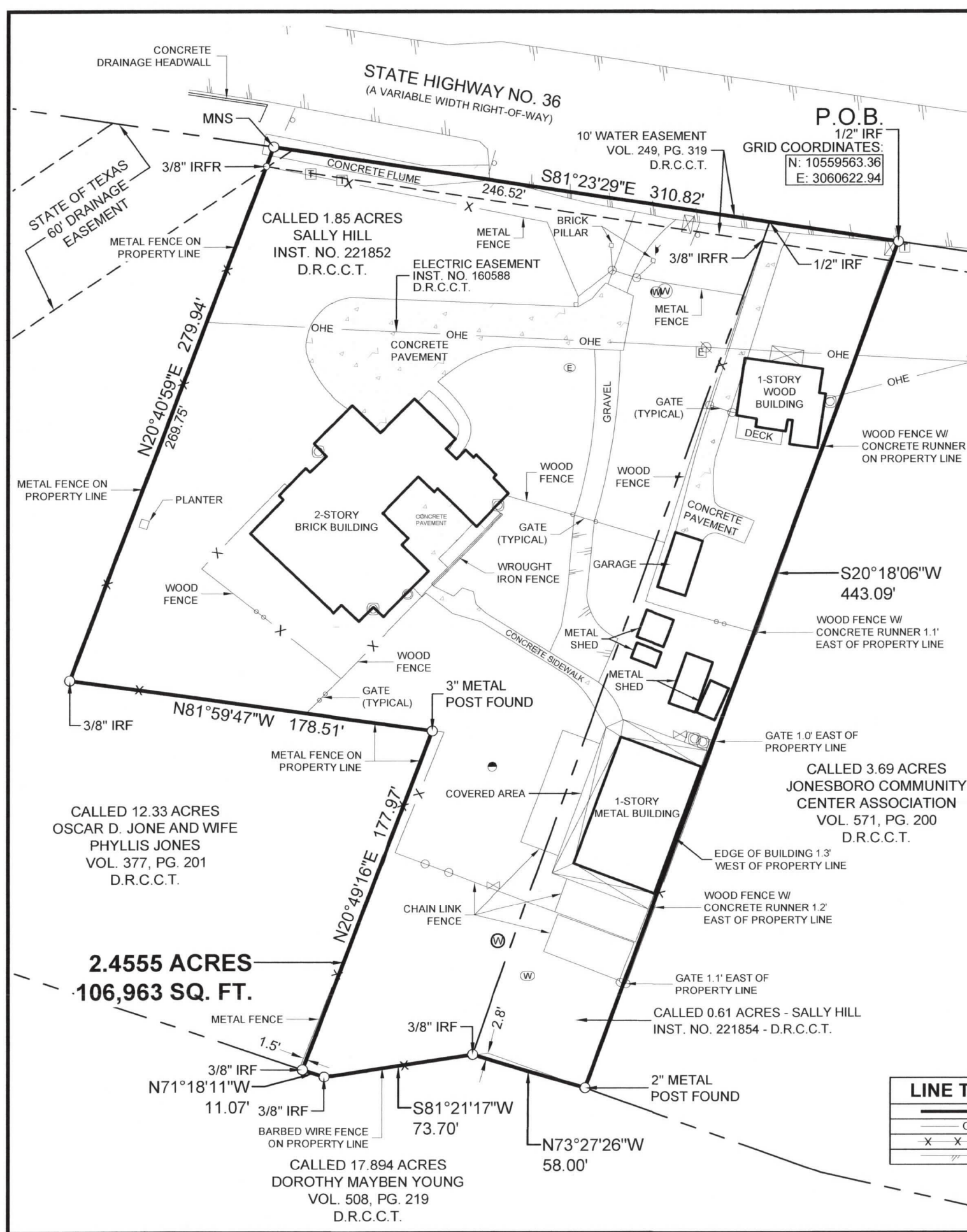
J. DAUGHTERY SURVEY, ABSTRACT NO. 279
CITY OF JONESBORO, CORYELL COUNTY, TEXAS

Scale	Drawn by	Checked by	Project No.	Sheet No.
N/A	HPS	MTC	70504	1 OF 2



FIRM # 10194669

HERITAGE & PINE SURVEYING, LLC



LEGEND

P.O.B. = POINT OF BEGINNING
IRS = 1/2" IRON ROD W/ "H&P 6827" CAP SET
IRF = IRON ROD FOUND
IRFR = IRON ROD FOUND FOR REFERENCE
D.R.C.C.T. = DEED RECORDS OF CORYELL COUNTY, TEXAS
MNS = MAG NAIL SET W/ "H&P SURVEYING - PROPERTY CORNER" WASHER SET

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. **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.

FEMA NOTE:

According to Federal Emergency Management Agency's Flood Insurance Rate Map Community-Panel No. 480768 0100 F, for Coryell County, Texas and incorporated areas, dated February 17, 2010 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR'S CERTIFICATION:

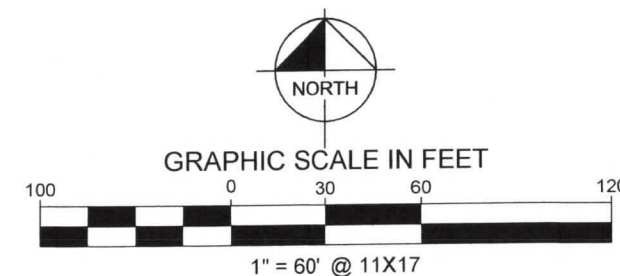
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LINE TYPE LEGEND

—	BOUNDARY LINE
—O—	OVERHEAD ELECTRIC LINE
-X-X-X-X-	FENCE
	ASPHALT PAVEMENT



LEGEND

→	GUY ANCHOR
⊗	UTILITY POLE
⊙	WATER WELL
⊗	WATER VALVE
⊙	SIGN
⊙	WATER EQUIPMENT
⊙	TELEPHONE BOX
⊙	AC UNIT
⊙	ELECTRIC CONDUIT
⊙	WATER TANK
⊙	ELECTRIC SWITCH
⊙	LIGHT STANDARD
⊙	SANITARY SEWER CLEAN OUT
⊙	ELECTRIC BOX

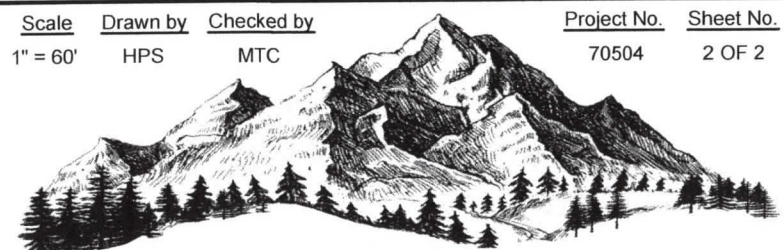


TSPS LAND TITLE SURVEY

2.4555 ACRES

J. DAUGHTERY SURVEY, ABSTRACT NO. 279
CITY OF JONESBORO, CORYELL COUNTY, TEXAS

Scale	Drawn by	Checked by	Project No.	Sheet No.
1" = 60'	HPS	MTC	70504	2 OF 2



FIRM # 10194669
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