



LEGAL DESCRIPTION

BEING a tract of land out of the John Winn Survey, Abstract No. 1068, Coryell County, Texas and being all of a called 37.364 acre tract of land described in deed to Michael L. Collier and JoAnn Collier recorded in Instrument No. 182662, Deed Records, Coryell County, Texas and being more particularly described as follows:

BEGINNING at a mag nail w/ "CCC 4835" washer found in the approximate center of County Road 142 for the northeast corner of said 37.364 acre tract, being the northwest corner of a called 34.98 acre tract of land described in as "Tract One" in Release of Lien recorded in Instrument No. 349567 of said Deed Records which is a portion of that tract of land described as "Tract One" in deed to Curtis D. Logan, Trustee, Martha Jean Jackson Harris Exempt Children's Trust No. 1 recorded in Instrument No. 303577 of said Deed Records and being the northeast corner of this tract; (Grid Coordinates: N:10438720.50, E:3052949.71)

THENCE departing said center of County Road 142 and with the east line of said 37.364 acre tract, South 40°34'14" West, passing a 3/8" iron rod found for reference on the south line of said County Road 142 at a distance of 12.60 feet, passing a 1/2" iron rod found for the southwest corner of said 34.98 acre Tract One and the northwest corner of a called 34.98 acre tract of land described as "Tract Two" in said Release of Lien at a distance of 1010.02 feet, passing a 3/8" iron rod found for reference at a distance of 1702.72 feet and continuing in all a total distance of 1801.00 feet to a point in the approximate center of Bee House Creek in the north line of a called 659 acre tract of land described as "Tract Seven" in deed to Sherri Lynn Sheets recorded in Instrument No. 274679 of said Deed Records for the southeast corner of said 37.364 acre tract, being the southwest corner of said 34.98 acre Tract Two and being the southeast corner of this tract;

THENCE with said approximate center of Bee House Creek, the following courses and distances:

South 75°21'36" West, a distance of 126.00 feet to a point in creek for corner; South 50°01'50" West, a distance of 500.00 feet to a point in creek for corner; South 61°13'45" West, a distance of 329.00 feet to a point in creek for corner; South 75°55'42" West, a distance of 329.00 feet to a point in creek for corner;

North 86°16'02" West, a distance of 115.00 feet to a large "X" cut found in the center of large boulder (record monument) for the southeast corner of a called 55.811 acre tract of land described in deed to David Barber and wife, Stacey Barber recorded in Instrument No. 180407 of said Deed Records, being the southwest corner of said 37.364 acre tract and being the southwest corner of this tract;

THENCE departing said approximate center of Bee House Creek and with the east line of said 55.811 acre tract, North 17°43'16" East, passing a 1/2" iron rod with plastic cap stamped "H&P 6827" set for reference at a distance of 150.00 feet and continuing in all a total distance of 1681.65 feet to a 1/2" iron rod with plastic cap stamped "H&P 6827" set at the base of an 8" wood corner post for the westernmost northwest corner of said 37.364 acre tract and being the westernmost northwest corner of this tract;

THENCE with a south line of a 60' wide access lane for said 55.811 acre tract, South 73°38'06" East, a distance of 1102.00 feet to a 3/8" iron rod found wired to the base of an 8" wood corner post for a corner of said 60' access lane;

THENCE with the east line of said 60' access lane for the 55.811 acre tract, North 41°28'12" East, a distance of 945.77 feet to a 3/8" iron rod found at the base of an 8" wood corner post in the south line of said County Road 142 for corner;

THENCE departing said south line of County Road 142, North 35°28'52" East, a distance of 11.98 feet to a 60D nail found in said approximate center of County Road 142 for the northeast corner of said 55.811 acre tract and being the northernmost northwest corner of this tract;

THENCE with said approximate center of County Road 142, South 73°34'30" East, a distance of 204.57 feet to the **POINT OF BEGINNING** and containing 37.07 acres or 1,614,819 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.

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 buildings witnessed on the subject property at the time of survey.

Surveyed property is subject to Right-of-Way Easement recorded in Volume 486, Page 762, D.R.C.C.T.

According to Federal Emergency Management Agency's Flood Insurance Rate Map Community-Panel No. 480768 0400 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" & Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". 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:

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 26, 2025 Revised Date: February 28, 2025

Mitchell Cude
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TSPS LAND TITLE SURVEY 37.07 ACRES

JOHN WINN SURVEY, ABSTRACT NO. 1068 CORYELL COUNTY, TEXAS

