

SHINE & JOHNSTON, INC.

J. GILBERT JOHNSTON, PRESIDENT, RPLS 2079

TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS 10064700

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STATE OF TEXAS §

11.829 ACRES

COUNTY OF HARDIN §

Field notes describing an 11.829 acre tract of land, out of the residue of a called 336.226 acre tract as recorded in Volume 1460, Page 50 of the Official Public Records of Hardin County, out of the Samuel McDade Survey, Abstract 400, Hardin County, Texas.

NOTE: All the horizontal control is referred to the Texas State Plane Coordinate System, Lambert Projection, NAD 27 Datum, Central Zone. All bearings, distances and acreages are grid. The theta correction at a 5/8" iron rod with cap stamped "S&J, Inc." found at the southwest corner of a 10.000 acre tract, at the intersection of the east right-of-way line of Mustang Trail and the north R.O.W. line of F.M. Highway 420 is +03°04'13" and the scale factor is 0.999926041. (*See Accompanying Plat*)

BEGINNING at a 5/8" iron rod with cap stamped "S&J, Inc." found in the east right-of-way line of Mustang Trail (County Road 40' wide R.O.W.) and the northwest corner of a 10.000 acre tract. Said beginning iron rod has a State Plane Coordinate value of Y = 339,651.70 and X = 3,877,588.89.

THENCE in a northeasterly direction along and with the east right-of-way line of said Mustang Trail with the meanders as follows:

N 19°46'49" E 62.94 feet to a point;

N 18°31'03" E 95.42 feet to a point;

N 16°44'01" E 95.10 feet to a point;

N 14°04'48" E 98.37 feet to a point;

N 14°37'12" E 51.37 feet to a point;

N 11°05'00" E 76.32 feet to a point;

N 11°02'49" E 40.76 feet to a point;

N 10°36'03" E 83.04 feet to a point;

N 16°06'52" E 97.15 feet to a point;

N 21°24'07" E 86.42 feet to a point;

N 24°52'30" E 65.53 feet to a point;

N 31°05'59" E 65.78 feet to a point;

N 37°53'20" E 55.75 feet to a point;

N 42°08'30" E 59.71 feet to a point;

N 47°06'35" E 74.54 feet to a point;

N 36°16'01" E 105.86 feet to a point;

N 36°30'11" E 93.90 feet to a point;

N 34°54'21" E 79.53 feet to a point;

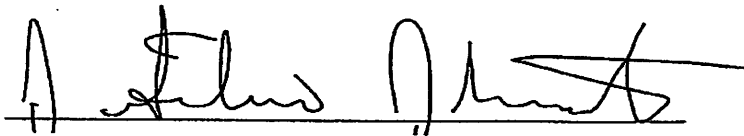
N 33°33'01" E 56.80 feet to a 5/8" iron rod with cap stamped "S&J, Inc." set for corner in the east line of the residue of said 336.226 acre tract, the east line of said McDade Survey, the west line of a Serafino called 61.94 acre tract as recorded in Volume 1068, Page 82 of the Official Public Records of Hardin County, and the west line of the M.W. Bumstead Survey, Abstract 70.

THENCE S 03°03'35" E along and with the east line of the residue of said 336.226 acre tract, the east line of said McDade Survey, the west line of said 61.94 acre tract, the west line of said Bumstead Survey, and the west line of a Morgan called 63.6 acre tract as recorded in Volume 1221, Page 565 of the Official Public Records of Hardin County, a distance of 1,275.96 feet to a 5/8" iron rod with cap stamped "S&J, Inc." found at the northeast corner of said 10.000 acre tract.

THENCE S 89°07'10" W along and with the north line of said 10.000 acre tract 666.16 feet to the PLACE OF BEGINNING, containing 11.829 acres of land.

I, Gilbert Johnston, Registered Professional Land Surveyor Number 2079, in the State of Texas, do hereby certify that the above field notes reflect an actual survey, made by me, or under my supervision, on the ground and according to law; that the limits, boundaries and corners, with the marks, natural and artificial, are truly described in the foregoing field notes just as I found them on the ground.

Given under my hand and seal this 16th day of June, 2020.



J. Gilbert Johnston
Registered Professional Land Surveyor No. 2079

