



TEXAS SURVEYOR



Daniel J. Warrick, R.P.L.S.

State of Texas §

County of Hardin §

EASEMENT

Field notes describing a proposed 3.58 acre easement across a remainder of a called 336.226 acre tract recorded in Volume 1460, Page 150, Official Public Records of Hardin County, Texas in the Samuel McDade Survey, Abstract 400, Hardin County, Texas.

All bearings, distances and acreages are grid and are referenced to the State Plane coordinate system, Texas Central Zone, NAD 83, U.S. Survey Feet. The mapping angle for this project is +03° 04' 18" and the scale factor is 0.999925224. See accompanying plat.

BEGINNING at a 5/8" iron rod with cap marked "TEXAS RPLS 6535" set on the north line of FM Highway 420 (60' right-of-way), in the south line of said remainder of a called 336.226 acre tract, at the southeast corner of a 6.57 acre tract (Tract 7) surveyed this day, the southwest corner of a 5.36 acre tract (Tract 11) surveyed this day, and at the southeast corner of the herein described tract, from which a concrete monument found bears N 67° 35' 53" E a distance of 808.96 feet. Said 5/8 inch iron rod has a State Plane coordinate value of N:338,512.22 and E:3,876,395.99.

THENCE S 67° 35' 53" W with the south line of said Tract 7, the south line of said remainder of a called 336.226 acre tract and the north line of said FM Highway 420, a distance of 60.91 feet to a point for corner.

THENCE N 12° 29' 42" W over and across said Tract 7 a distance of 123.26 feet to a point for corner.

THENCE N 03° 03' 26" W continuing over and across said Tract 7, passing the north line of said Tract 7 and the south line of a 10.00 acre tract (Tract 5) surveyed this day and continuing over and across said Tract 5 a total distance of 1,214.11 feet to a point for corner.

THENCE N 72° 46' 05" W continuing over and across said Tract 5 a distance of 34.28 feet to a point for corner.

THENCE S 70° 17' 29" W continuing over and across said Tract 5, passing the west line of said Tract 5 and the east line of a 12.45 acre tract (Tract 2) surveyed this day, continuing over and across said Tract 2 a total distance of 1,040.77 feet to a point for corner on the south line of a 12.45 acre tract (Tract 1) surveyed this day, and the north line of said Tract 2.

THENCE S 67° 35' 50" W with the south line of said Tract 1 and the north line of said Tract 2a distance of 140.74 feet to a point for corner.

THENCE N 19° 53' 28" W over and across of said Tract 1 a distance of 30.03 feet to a point for corner.

THENCE N 67° 35' 50" E continuing over and across said Tract 1, parallel with and 30 foot perpendicular to the south line of said Tract 1 and the north line of said Tract 2, a distance of 140.12 feet to a point for corner.

THENCE N 70° 17' 29" E continuing over and across said Tract 1, passing the east line of said Tract 1 and the west line of said Tract 5 and continue a total distance of 1,051.50 feet to a point for corner.

THENCE S 72° 46' 05" E continuing over and across said Tract 5 a distance of 33.20 feet to a point for corner, 60 feet perpendicular to the east line of said Tract 5.

THENCE N 03° 03' 26" W continuing over and across said Tract 5, parallel with and 60 foot perpendicular to the east line of said Tract 5, passing the north line of said Tract 5 and the south line of a 10.00 acre tract (Tract 4) surveyed this day and continue over and across said Tract 4, parallel with and 60 foot perpendicular to the east line of said Tract 4, continuing a total distance of 626.80 feet to a point for corner in the south line of a called 42.634 acre tract recorded in 2020104076 of the Official Public Records of Hardin county, Texas, and in the north line of said 10.00 acre tract (Tract 4), from which a 5/8 inch iron rod found with cap marked "S&J INC" bears S 76° 33' 53" W a distance of 32.31 feet.

THENCE N 76° 33' 53" E with the south line of said called 42.634 acre tract, the north line of said Tract 4 a distance of 54.47 feet to a 5/8" iron rod with cap marked "S&J INC" found at the southeast corner of said called 42.634 acre tract.

THENCE N 87° 23' 47" E a distance of 6.42 feet to a 5/8" iron rod with cap marked "TEXAS RPLS 6535" set at the northeast corner of said Tract 4 and at an interior corner of a 10.00 acre tract (Tract 8) surveyed this day.

THENCE S 03° 03' 26" E with the west line of said Tract 8 and the east line of said Tract 4 a distance of 65.79 feet pass a 5/8" iron rod with cap marked "TEXAS RPLS 6535" set at the northwest corner of a 10.00 acre tract (Tract 9) surveyed this day, and the southwest corner of a 10.00 acre tract (Tract 8), surveyed this day, distance of 534.83 feet pass a 5/8" iron rod with cap marked "TEXAS RPLS 6535" set at the southeast corner of said Tract 4 and the northeast corner of said Tract 5, a distance of 778.11 feet pass a 5/8" iron rod with cap marked "TEXAS RPLS 6535" set at the northwest corner of a 10.00 acre tract (Tract 10), and the southwest corner of said Tract 9, a distance of 1,089.07 feet pass a 5/8" iron rod with cap marked "TEXAS RPLS 6535" set at the northeast corner of said Tract 7 and the southeast corner of said Tract 5, a distance of 1,494.81 feet pass a 5/8" iron rod with cap marked "TEXAS RPLS 6535" set at the northwest corner of said Tract 11 and the southwest corner of said Tract 10 and continue a total distance of 1,877.71 feet to a 5/8" iron rod with cap marked "TEXAS RPLS 6535" set at an interior corner of said Tract 7 and said Tract 11.

THENCE S 12° 29' 42" E with the west line of said Tract 11 and the east line of said Tract 7 a distance of 107.83 feet to the POINT OF BEGINNING, containing 3.58 acres of land.

I, Daniel J. Warrick, do hereby certify that this description reflects an accurate survey made on the ground and according to law, and that the boundaries and corners are truly described just as I have found or set them. Given under my hand and seal this 18th day of January, 2023.



Daniel J. Warrick
Registered Professional Land Surveyor