

TRACT I:

**METES AND BOUNDS DESCRIPTION
8.80 ACRE TRACT
JOHN HOUSTON SURVEY
ABSTRACT NUMBER 271
HARDIN COUNTY, TEXAS**

Being a tract or parcel containing 8.80 acres of land out of and a part of the John Houston Survey, Abstract Number 271, Hardin County, Texas, and being out of and a part of that 175.843 acre tract known as "Tract 2" recorded in Volume 1032, Page 175, Official Public Records of Hardin County, Texas, said 8.80 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at ½-inch iron rod capped RPLS 2512 found at the Northwest corner of a 3.00 acre tract recorded in Volume 1781, Page 269, Official Public Records of Hardin County, Texas and being in the East line of a 7.00 acre tract recorded in Volume 1785, Page 103, Official Public Records of Hardin County, Texas;

THENCE, North 00 deg. 06 min. 03 sec. West, along the East line of said 7.00 acre tract for a distance of 527.26 feet to a ½-inch iron rod capped RPLS 2512 found in the most Westerly South line of a 39.72 acre tract recorded in Volume 1668, Page 444, Official Public Records of Hardin County, Texas;

THENCE, East, (reference bearing) along the most Westerly South line of said 39.72 acre tract for a distance of 400.00 feet to a ½-inch iron rod capped RPLS 2512 found for corner;

THENCE, South 62 deg. 01 min. 44 sec. East, along the most Easterly South line of said 39.72 acre tract for a distance of 562.97 feet to a ½-inch iron rod capped RPLS 2512 found in the North right-of-way line of a public road known as F. M. Highway 418;

THENCE, South 33 deg. 33 min. 34 sec. West, along the North right-of-way line of a said F. M. Highway 418 for a distance of 296.93 feet to a ½-inch iron rod capped RPLS 2512 found for corner;

THENCE, along the North right-of-way line of a said F. M. Highway 418 and a curve to the right with a Radius of 2,823.19 feet, an Arc Length of 17.45 feet, a Chord Bearing of South 33 deg. 46 min. 32 sec. West with a Chord Distance of 17.45 feet to a ½-inch iron rod capped RPLS 2512 found at the Northeast corner of a 3.81 acre tract recorded in Clerk File Number 2016-66460, Official Public Records of Hardin County, Texas;

THENCE, South 89 deg. 53 min. 56 sec. West, along the North line of said 3.81 acre tract at 524.04 feet pass a ½-inch iron rod capped RPLS 2512 found for corner and continuing along the North line of said 3.00 acre tract for a total distance of 722.43 feet to the POINT OF BEGINNING and containing 8.80 acres of land.

There is reserved a 20.00 foot utility easement parallel and adjacent to the North right-of-way line of said F. M. Highway 418.

EXHIBIT "A"
HOOKS TITLE & ABSTRACT COMPANY
GF NO. 60758
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TRACT II:

METES AND BOUNDS DESCRIPTION

3.81 ACRE TRACT

JOHN HOUSTON SURVEY

ABSTRACT NUMBER 271

HARDIN COUNTY, TEXAS

Being a tract or parcel containing 3.81 acres of land out of and a part of the John Houston Survey, Abstract Number 271, Hardin County, Texas, and being out of and a part of that 175.843 acre tract known as "Tract 2" recorded in Volume 1032, Page 175, Official Public Records of Hardin County, Texas, said 3.81 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at ½-inch iron rod capped RPLS 2512 found at the Northeast corner of a 3.00 acre tract recorded in Volume 1781, Page 269, Official Public Records of Hardin County, Texas;

THENCE, South 00 deg. 06 min. 04 sec. East, (reference bearing) along the East line of said 3.00 acre tract for a distance of 581.55 feet to a ½-inch iron rod capped RPLS 2512 found in the North right-of-way line of a public road known as F. M. Highway 418;

THENCE, along the North right-of-way line of a said F. M. Highway 418 and a curve to the left with a Radius of 2,823.19 feet, an Arc Length of 785.35 feet, a Chord Bearing of North 41 deg. 55 min. 19 sec. East with a Chord Distance of 782.82 feet to a ½-inch iron rod capped RPLS 2512 set for corner;

THENCE, South 89 deg. 53 min. 56 sec. West, along the residue of said 175.843 acre tract for a distance of 524.04 feet to the POINT OF BEGINNING and containing 3.81 acres of land.

There is reserved a 20.00 foot utility easement parallel and adjacent to the North right-of-way line of said F. M. Highway 418.

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RESIDUE 175.843 ACRE TRACT
CALLED TRACT 2
1032/175 H.C.O.P.R.



SURVEY COMPLETED WITHOUT TITLE COMMITMENT.
NO BUILDING LINES OR EASEMENTS SHOWN.

I, J.D. McCLENAN DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, OF A 3.81 ACRE TRACT IN THE JOHN HOUSTON SURVEY, ABSTRACT NUMBER 271, IN HARDIN COUNTY, TEXAS AND SHOWING ALL VISIBLE IMPROVEMENTS THEREON. THERE ARE NO OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON. THERE ARE NO VISIBLE SIGNS OF ENCROACHMENTS AT THE TIME OF THE SURVEY EXCEPT AS SHOWN. THE UNDERSIGNED SURVEYOR DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF FLOOD ZONE INFORMATION WHICH IS DERIVED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY ANY OTHER PARTIES IS AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

SURVEYED FOR:
COUNTRY SIGN & AWNING
VACANT, F.M. HIGHWAY 418
KOUNTZE, TEXAS 77625



J.D. McCLenan
Registered Professional Surveyor
Texas Registration Number 2512

THIS PROPERTY LIES IN FLOOD
ZONE X AS INDICATED ON PANEL
400233 0225 F DATED 10/04/10

DESIGN BY	A.M. LEA	DATE	05/26/18
CHECKED BY	GCS	DATE	N/A
DATE	16-275	SCALE	N/A

PREPARED BY:
B-LINE SURVEYORS INC.
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LAND SURVEYING - ELEVATION CERTIFICATE
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