

Split of 1.98 Acres
 Being All of a Called 2 Acre Tract
 Recorded at Volume 549, Page 331
 Deed Records Hardin County, Texas

into
 Tract 1 - 1.51 Acres
 and
 Tract 2 - 0.47 Acre

in the
 F.H. Green Survey
 Abstract 24

Hardin County, Texas

State Highway 105
 (130' R.O.W.)

Found
 Conc. Mon.
 (TxDOT ROW)
 PC of curve

Found
 5/8" Rod
 S 76°03'59" E 211.25'
 Arc=211.27'
 Rad=3877.994'
 Chord Data:

WM. G. PARSLEY
 CALLED 4.112 ACRES
 VOL. 777 PG. 82

(called 30' R.O.W.)

Tract 1
 1.51 Acres

rock &
 concrete
 drive

GRID NORTH

TRUE NORTH

SCALE: 1" = 60'

Chrd=S 79°31'05" E 286.87'
 (Calc'd 287.84')
P.O.B.
 Tract 1
 Found 1/2" Sq. Rod Found 1/2"
 N: 10,101,017.72' GalV. Pipe
 E: 4,096,798.34' NE cor
 of 2.00 acres

C.F. 2016-61896
 Suesann N. Shane
 Called 2.00 Acs.
 O.P.R.H.C.T.

S 07°51'20" W 311.11'
 (S 12°05'00" W 312.50')

Being all of that
 called 2 acre tract
 (210' x 420')
 Vol. 549 Pg. 331
 Claude W. & Alice Ray
 D.R.H.C.T.

Set capped
 'Shine' Rod
 N 79°50'39" W 204.27'

N 06°48'21" E 72.86'

Magnetic Reading
 in 12" forked Oak
 Tree

(N 77°55'00" W 287.72')
 N 81°39'42" W 287.84'

N 03°13'17" E
 21.85'

Found
 1/2" Rod
 (Bent)

CLAUDE RAY, JR. ESTATE
 CALLED 7.33 ACRES
 VOL. 1122 PG. 294

Tract 2
 0.47 Acres

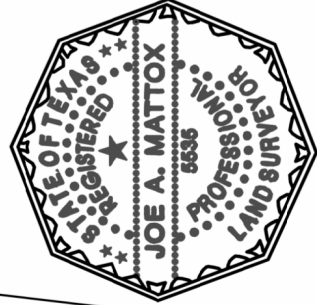
Set capped
 'Shine' Rod

N 75°46'01" W 202.25'
 0.5' over
 line

SE corner of
 4.112 acres
 Found Flat Bar
 by
 2.5" Iron Pipe

Set capped
 'Shine' Rod

CLAUDE RAY, JR. ESTATE
 CALLED 14.66 ACS
 (NO DEED REFERENCE)
 HCAD ID No. 6108



All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas Central Zone, U. S. Survey feet. The mapping angle is +02°56'16" and the scale factor is 0.99996695927 at P.O.B. shown hereon. All records cited are recorded in the Deed or Official Public Records of Hardin County, Texas. Called bearings (---) taken from record deeds.

I, Joe A. Mattox, do hereby certify that this plat reflects an actual survey made by me on the ground and according to law and that the limits, boundaries and corners are truly described just as I found or set them. Given under my hand and seal January 22, 2024.