

STATE OF TEXAS §

COUNTY OF HARDIN §

Field notes describing a 1.51 acre Tract 1 being part of a called 2-acre tract described in Volume 549 Page 331 of the Deed Records of Hardin County, Texas (1.98 actual acres by resurvey) in the F.H. Green Survey, Abstract 24, Hardin County, Texas. Said 1.51 acre Tract 1 being more particularly described by metes and bounds as follows:

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  $+02^{\circ}56'16''$  and the scale factor is 0.99996695927 at the P.O.B. shown hereon. All records cited are recorded in the Hardin County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at a 1" sq. rod found in the south right of way line of State Highway 105 (called 130 foot width- SH 105) for the northwest corner of that called 2.00 acre tract conveyed to Suesann N. Shane in Clerk's File 2016-61896 and the northeast corner of the herein described tract having a Texas State Plane coordinate value of N: 10,101,017.72' and E: 4,096,798.34', from which a 1/2" galvanized iron pipe found at the northeast corner of the said Shane tract bears a chord bearing and distance of S  $79^{\circ}31'05''$  E 286.87' (calc'd 287.84');

THENCE South  $07^{\circ}51'20''$  West along the west line of the said Shane tract 311.11 to a magnetic reading in a 12" forked Oak tree found for the southwest corner of the said Shane tract and the northwest corner of that called 7.33 acre tract described in Volume 1122 Page 294, also being the northeast corner of a 0.47 acre Tract 2 surveyed by me this day and also being the southeast corner of the herein described tract from which a 1/2" iron rod found at the southeast corner of the said Shane tract bears S  $81^{\circ}39'42''$  E 287.84' (called S  $77^{\circ}55'00''$  E 287.72'), and a 1/2" iron rod set with cap at the southeast corner of the said 1.98 acre tract bears S  $07^{\circ}51'22''$  W 108.89 feet;

THENCE North  $79^{\circ}50'39''$  West across the said 1.98 acre tract 204.27 feet to a 'Shine' capped rod set in the west line of the said 1.98 acre tract, also being in the east line of the called 30 foot wide easement for JR. Ray Road, also being the northwest corner of the said 0.47 acre tract and also being the southwest corner of the herein described tract;

THENCE North  $06^{\circ}48'21''$  East along the said east line of JR. Ray Road for a distance of 325.33 feet to a 5/8" iron rod found at the northwest corner of the said 1.98 acre tract and also being the northwest corner of the herein described tract being in the said south right of way line of State Highway 105 and in a curve to the left;

THENCE along said curve to the left having a radius of 3877.99', a chord bearing of S 76°03'59" E, a chord distance of 211.25', an arc distance of 211.27 feet to the PLACE AND POINT OF BEGINNING containing 1.51 acres of land, more or less.

I do hereby certify that this description is the result of 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 this 6th day of February, 2024.



A handwritten signature in blue ink, appearing to read "Joe A. Mattox", written over a horizontal line.

Joe A. Mattox  
Licensed State Land Surveyor  
Registered Professional Land Surveyor No. 5535