



JACK LEACH
VOLUME 57, PAGE 277
D.R.L.C.T.

LINE	LENGTH	BEARING
L1	119.33'	S35°54'01" E
L2	160.18'	N62°53'06" E

2A RANCH, LLC
INSTRUMENT NO. 2021-0002004
D.R.L.C.T.

59.499 Acres
STEVEN L. MOORE
VOLUME 1051, PAGE 193
D.R.L.C.T.

KENNETH DOYLE COHN
VOLUME 944, PAGE 171
D.R.L.C.T.



SURVEYOR'S NOTES:
 1. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 (NA 2011).
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COPY OF A COMMITMENT FOR TITLE INSURANCE.
 3. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS SURVEY EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
 4. () DENOTES RECORD DATA.

THIS SURVEY EXHIBIT WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON SEPTEMBER 8, 2021 AND SHOWS THE EXISTING CONDITIONS OBSERVED AT THE TIME OF THE SURVEY.



LEGEND

C.M.	CONTROLLING MONUMENT
AC	AIR CONDITIONER
PP	POWER POLE
OHE	OVERHEAD ELECTRIC
GUY	ANCHOR GUY
MB	MAILBOX
CMP	CORRUGATED METAL PIPE
CSN	CABLE SIGN
LP	LIGHT POLE
SSCO	SANITARY SEWER CLEAN OUT
TPD	TELEPHONE PEDESTAL

PROPERTY DESCRIPTION

BEING A 59.499 ACRE TRACT OF LAND, IN THE JAMES LAWSON SURVEY, ABSTRACT NO. 323, LIMESTONE COUNTY, TEXAS, CONVEYED TO STEVEN L. MOORE, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1051, PAGE 193, DEED RECORDS, LIMESTONE COUNTY, TEXAS, (D.R.L.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A POINT IN LCR 626, AT THE SOUTHWEST CORNER OF SAID MOORE TRACT, AT THE SOUTHEAST CORNER OF A TRACT OF LAND, CONVEYED TO KENNETH DOYLE COHN, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 944, PAGE 171, D.R.L.C.T., IN THE NORTH LINE OF LCR NO. 626;

TRENCH, WITH THE COMMON LINE BETWEEN SAID MOORE TRACT AND WITH SAID COHN TRACT, N 31°22'19" W, AT A DISTANCE OF 31.97 FEET, PASSING A WOOD POST FOUND, AT A DISTANCE OF 1340.11 FEET, PASSING A WOOD POST FOUND, IN ALL A DISTANCE OF 1387.01 FEET, TO THE NORTHWEST CORNER OF SAID MOORE TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND, CONVEYED TO JACK LEACH, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 57, PAGE 277, D.R.L.C.T.;

TRENCH, WITH THE COMMON LINE BETWEEN SAID MOORE TRACT AND WITH SAID LEACH TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N 58°48'38" E, A DISTANCE OF 1695.25 FEET, TO A POST FOUND;
2. S 35°54'01" E, A DISTANCE OF 119.33 FEET, TO A POST FOUND;
3. N 62°53'06" E, A DISTANCE OF 160.18 FEET, TO A POST FOUND, AT THE NORTHEAST CORNER OF SAID MOORE TRACT, IN THE WEST LINE OF A TRACT OF LAND, CONVEYED TO 2A RANCH, LLC, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2021-0002004, D.R.L.C.T.;

TRENCH, WITH THE COMMON LINE BETWEEN SAID MOORE TRACT AND WITH SAID 2A RANCH TRACT, S 33°16'19" E, AT 1225.63 FEET, PASSING A WOOD POST FOUND, IN ALL A DISTANCE OF 1257.63 FEET, TO THE SOUTHEAST CORNER OF SAID MOORE TRACT, IN SAID LCR 626;

TRENCH, WITH SAID LCR 626, S 58°48'50" W, A DISTANCE OF 1906.10 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 59.499 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON SEPTEMBER 8, 2021.

PROPERTY ADDRESS:
303 LCR 826
GROESBECK, TEXAS



SJ Hoffman 9/9/2021
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6084

**SURVEY EXHIBIT SHOWING
 A 59.499 ACRE TRACT OF LAND, IN THE JAMES LAWSON SURVEY,
 ABSTRACT NO. 323, LIMESTONE COUNTY, TEXAS, CONVEYED TO
 STEVEN L. MOORE, RECORDED IN VOLUME 1051, PAGE 193, DEED
 RECORDS, LIMESTONE COUNTY, TEXAS**

GEOMATIC SOLUTIONS, INC.

3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
 OFFICE: 817-487-8916
 PELS FIRM NO. 10184400 SHELBY@GSISURVEY.COM

Scale: 1"=300'	Date: 9/9/21	DWG: 2021829-SURVEY-001
Drawn: OF	Checked: SJH	Job: 2021-829