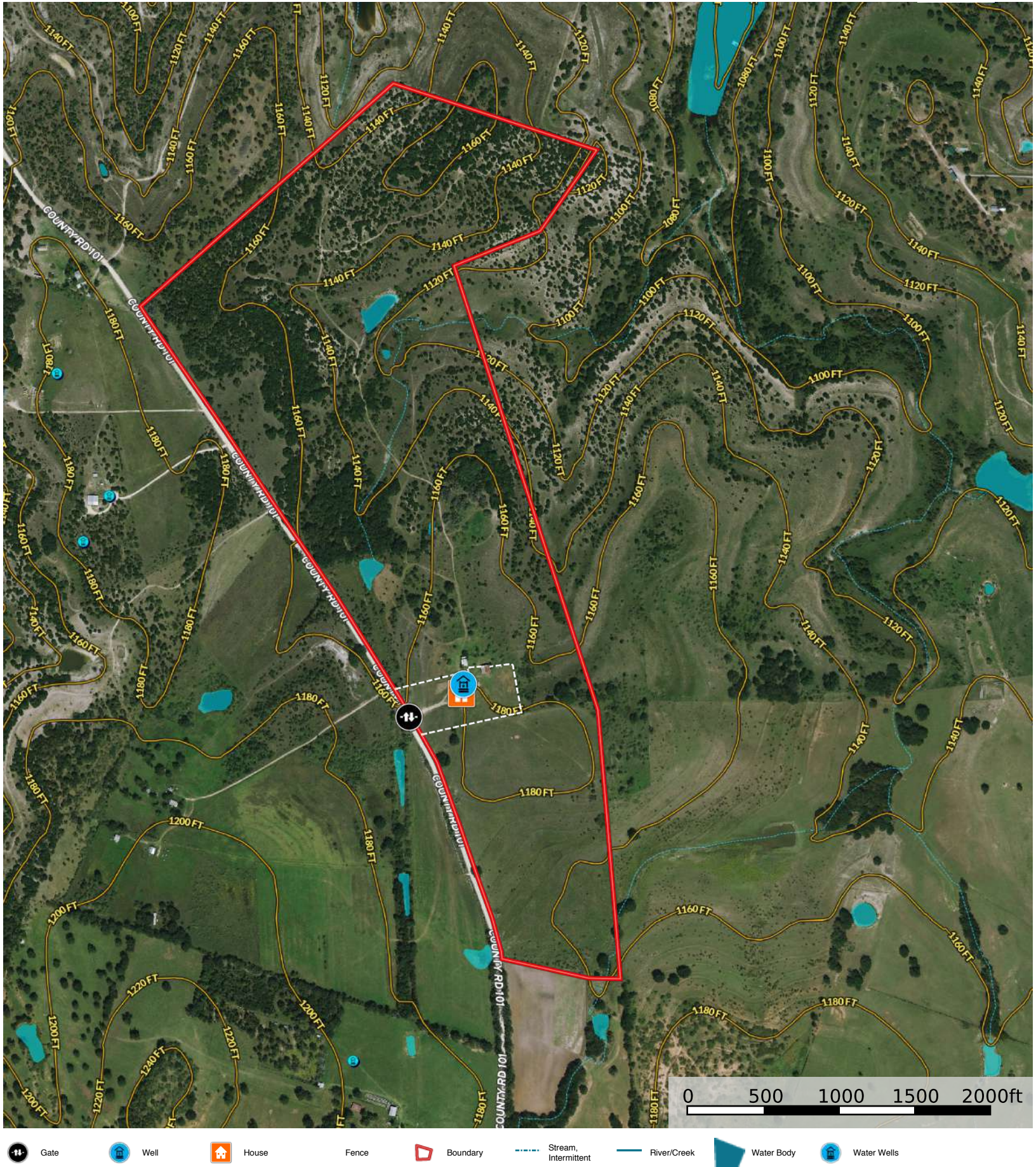


202.45 Acres
Hamilton County, Texas, 202.45 AC +/-



ADDRESS: 2400 HAMILTON COUNTY ROAD NO. 101
HAMILTON, TX 76531

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: NOT ALL INTERIOR FENCES SHOWN

ACREAGE IN SURVEYS

A-660 182.40 ACRES
A-303 16.71 ACRES
A-471 3.35 ACRES

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	1240.00'	558.59'	1049.85'	48°30'02"	4°37'14"	1018.59'	S 43°31'04" W
Course Bearing Distance							
L1						S 86°55'16" W	202.78'
L2						N 08°22'31" W	154.67'
L3						N 15°51'00" W	105.81'
L4						N 28°40'55" W	152.87'
L5						N 28°20'31" W	25.00'
L6						S 61°39'29" W	272.22'

JOHN PICKERING SURVEY ABSTRACT NO. 660

202.455 ACRES

FAREL L. WILLIAMS
TRACT THREE
VOL. 284, PG. 681

PLAT OF SURVEY, IMPROVEMENTS & LEGAL DESCRIPTION

Of a 202.455 acres tract of land out of the John Pickering Survey, Abstract No. 660, W. N. Gentry Survey, Abstract No. 303, and William Kerr Survey, Abstract No. 471, Hamilton County, Texas; being all of a certain 204.1 acre tract (Tract Three) deeded to Farel L. Williams in Volume 284, Page 681 of the Deed Records of Hamilton County, Texas; and being further described by metes and bounds as follows:

Beginning at a 4" steel post in the west line of a certain 296.21 acres tract deeded to James Harold Perry in Volume 342, Page 767 of the Real Property Records of Hamilton County, Texas, for the southeast and beginning corner of this tract. Whence the southwest corner of said Kerr Survey is called to bear South 1733.17 feet and West 866.30 feet.

Thence S. 86 deg. 55 min. 16 sec. W. 202.78 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) and N. 81 deg. 55 min. 59 sec. W. at 606.49 feet pass a 2" steel post in the east fence line of Hamilton County Road No. 101, continuing in all 630.76 feet to a set 60D nail in said County Road, for the southwest corner of this tract.

Thence with the center of said County Road, the following courses and distances:

- N. 09 deg. 22 min. 31 sec. W. 154.67 feet to a set 60D nail
- N. 16 deg. 51 min. 00 sec. W. 105.81 feet to a set 60D nail
- N. 20 deg. 48 min. 19 sec. W. 1040.77 feet to a set MAG nail
- N. 26 deg. 40 min. 55 sec. W. 152.87 feet to a set 60D nail
- N. 31 deg. 39 min. 11 sec. W. 826.14 feet to a set 60D nail
- N. 34 deg. 52 min. 19 sec. W. 1073.74 feet to a set 60D nail

And N. 35 deg. 00 min. 06 sec. W. 1603.61 feet to a set 60D nail, for the northwest corner of this tract.

Thence leaving said County Road, N. 48 deg. 03 min. 29 sec. E. at 29.53 feet pass a 6" cedar post in the northeast fence line of said County Road, continuing in all 2266.63 feet to a 10" cedar post, for the most northerly corner of this tract.

Thence S. 72 deg. 49 min. 32 sec. E. 1439.96 feet to a 3" steel post on the east side of an old railroad right of way, for the northeast corner of this tract.

Thence along the east side of said old railroad right of way, southwesterly around the arc of a curve to the right with a radius of 1240.00 feet, a central angle of 48 deg. 30 min. 02 sec., a chord of N. 43 deg. 31 min. 04 sec. W. 1018.59 feet and an arc length of 1049.85 feet to a set 1/2" iron rod with cap (PRICE SURVEYING), N. 28 deg. 20 min. 31 sec. W. 25.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) and S. 61 deg. 39 min. 29 sec. W. 272.22 feet to a 3" steel post, for a corner of this tract.

Thence with the west line of said 296.21 acres tract, S. 19 deg. 14 min. 57 sec. E. 5948.74 feet to a 5" cedar post and S. 06 deg. 34 min. 44 sec. E. 1810.65 feet to the place of beginning.

W.N. GENTRY SURVEY ABSTRACT NO. 303

SURVEYED ON THE GROUND: NOVEMBER 18, 2017

Matthew K Price

MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284
PRICE SURVEYING, LP, FIRM # 10194051, 1100 E. WASHINGTON, STEPHENVILLE, TX 76401
254-965-5489 JN17993 FN171143



D. OVERTON SURVEY
ABSTRACT NO. 649

WILLIAM KERR SURVEY ABSTRACT NO. 471