

HUDDLESTON SURVEYING & MAPPING, P.C.

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T.B.P.L.S. FIRM NUMBER 10033700
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THE STATE OF TEXAS:
COUNTY OF HAMILTON:

166.94 ACRE TRACT

Being 166.94 acres of land, situated in Hamilton County, Texas, out of the W. A. McGREW SURVEY, ABSTRACT NUMBER 532, and being all of a 110 acre Tract One, and all of a 42 acre Tract Two, that is described in a deed from Peggy Maurine Neal Wenzel and Judy Ann Wenzel Bingham, to Melvin Wenzel, recorded in Volume 414 at Page 916, Deed Records of Hamilton County, Texas, and further described as follows;

BEGINNING, at a 3 inch pipe post found at the Southeast corner of said 110 acre tract, and being the Southwest corner of a 111.0 acre First Tract, that is described in a deed to Kathleen Louise Duvall Murphy and Louis Phillip Murphy, recorded in Volume 506 at Page 366, said Deed Records, and being in the North line of a 22.19 acre Second Tract, that is described in said Volume 506 at Page 366, for the Southeast corner of this tract;

THENCE, S 88° 45' 11" W 327.95 feet, with a fence, along the South line of said 110 acre tract, and the North line of said 22.19 acre tract, to a 1/4 inch iron rod set at the Northwest corner of said 22.19 acre tract, and being the Northeast corner of a 194.43 acre tract of land that is described in a deed to Paula K. Melde, recorded in Volume 214 at Page 111, said Deed Records, for a corner of this tract;

THENCE, S 89° 00' 36" W 902.26 feet, with a fence, along the South line of said 110 acre tract, the South line of said 42 acre tract, and the North line of said 194.43 acre tract, to a 1/2 inch iron rod set at the Southwest corner of said 42 acre tract, and being the Southeast corner of a 169 acre tract of land that is described in a deed to Martin Wenzel, recorded in Volume 287 at Page 199, said Deed Records, for the Southwest corner of this tract;

THENCE, N 06° 25' 09" E 4845.22 feet, with a fence, to a 3 inch pipe post found at the Northwest corner of said 42 acre tract, and the Northeast corner of said 169 acre tract, and being in the South line of a Tract One, that is described in a deed to Margie Cude, recorded in Volume 328 at Page 45, said Deed Records, for the Northwest corner of this tract;

THENCE, S 73° 10' 19" E 916.47 feet, with a fence, along the North line of said 42 acre tract, the North line of said 110 acre tract, and the South line of said Cude Tract One, to a 3 inch pipe post found at the Southeast corner of said Cude Tract One, for an internal corner of this tract;

THENCE, N 17° 34' 45" E 974.15 feet, with a fence, along a West line of said 110 acre tract, and the East line of said Cude Tract One, to a 3 inch pipe post found at the Southwest corner of a 73 acre Tract Two, that is described in said Volume 328 at Page 45, for a corner of this tract;

THENCE, S 72° 20' 35" E 655.63 feet, with a fence, along the North line of said 110 acre tract, and the South line of said 73 acre tract, to a 3 inch pipe post found at the Northeast corner of said 110 acre tract, and being the Northwest corner of said 111.0 acre tract, for the Northeast corner of this tract;

THENCE, with a fence, along the East line of said 110 acre tract, and the West line of said 111.0 acre tract, as follows, S 11° 56' 14" W 2210.71 feet, to a 3 inch pipe post, N 87° 37' 03" W 112.46 feet, to a 3 inch pipe post, S 11° 53' 55" W 192.51 feet, to a 3 inch pipe post, S 85° 54' 27" E 112.36 feet, to a 3 inch pipe post, and S 11° 53' 00" W 2965.53 feet, to the point of beginning and containing 166.94 acres of land.

I, SCOTT HUDDLESTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing Field Notes and accompanying Plat, was prepared from an actual survey, made on the ground, on March 3, 2016, from the Deed Records of Hamilton County, Texas, and surveys of area properties, that the corners and boundaries with marks natural and artificial are just as were found on the ground. Bearings are based on True North as determined by GPS survey data (NAD 83).

WITNESS MY HAND AND SEAL THIS THE 3rd DAY OF MARCH 2016.


SCOTT HUDDLESTON

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6334 of TEXAS.

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