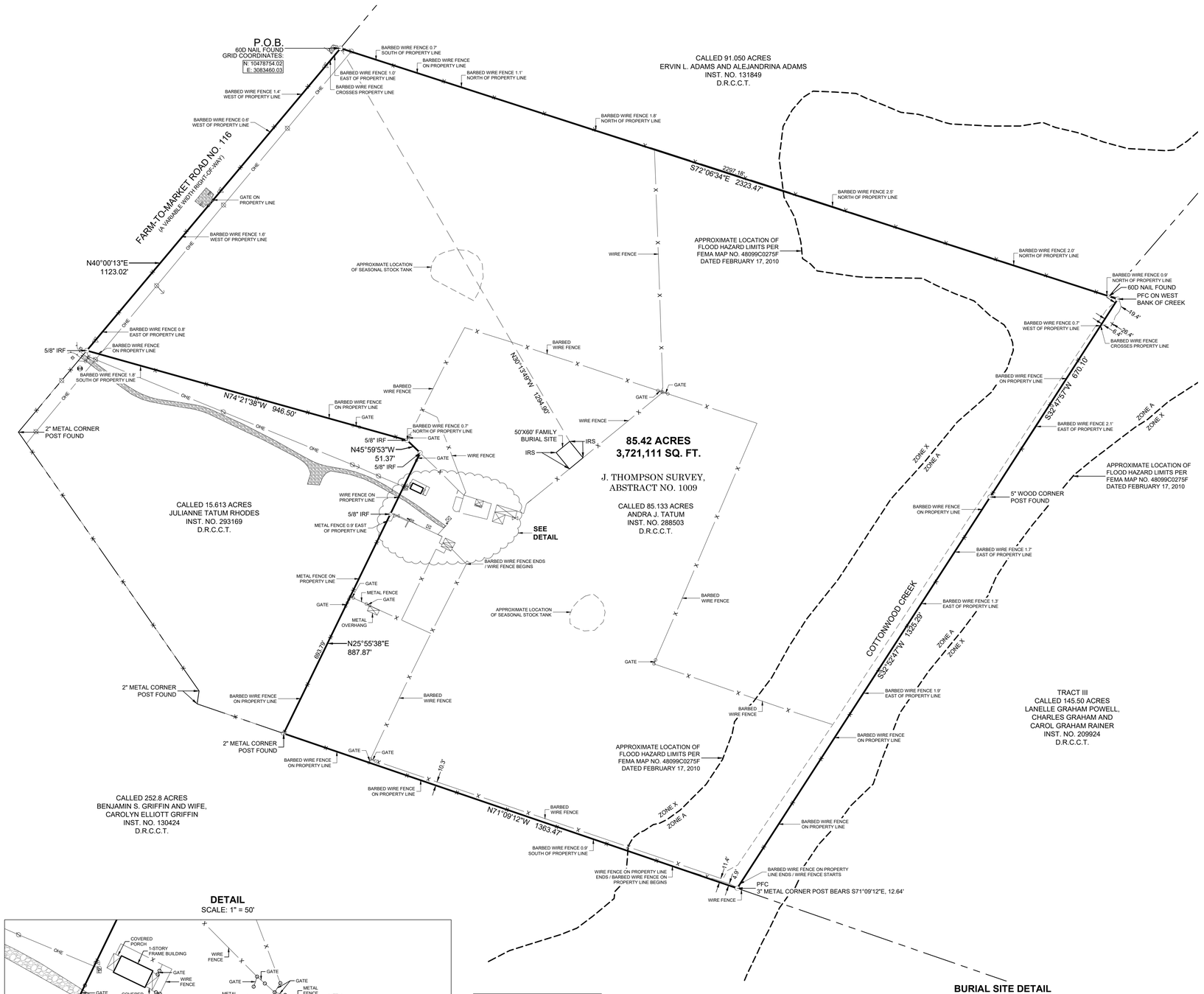
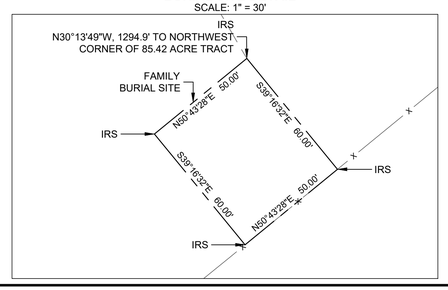




LINE TYPE LEGEND

———	BOUNDARY LINE
—OHE—	OVERHEAD ELECTRIC LINE
—x—x—x—	FENCE
	ASPHALT PAVEMENT

LEGEND

	GUY ANCHOR
	UTILITY POLE
	WATER VALVE
	ELECTRIC BOX
	WATER METER
	FIBER OPTIC MARKER SIGN
	SIGN

LEGEND

P.O.B. = POINT OF BEGINNING
IRS = 1/2" IRON ROD W/ "H&P 6827" CAP SET
IRF = IRON ROD FOUND
PFC = POINT FOR CORNER
D.R.C.C.T. = DEED RECORDS OF CORYELL COUNTY, TEXAS

NORTH

GRAPHIC SCALE IN FEET
150 0 75 150 300
1" = 150' @ 24X36

LEGAL DESCRIPTION

BEING a tract of land out of the J. Thompson Survey, Abstract No. 1009, Coryell County, Texas and being all of a called 85.133 acre tract of land described in Affidavit of Heirship to Andra J. Tatum recorded in Instrument No. 288503 of the Deed Records, Comanche County, Texas, being surveyed by Mitchell Cude, RPLS 6827 of Heritage & Pine Surveying LLC this day July 20, 2026 and being more particularly described as follows:

BEGINNING at a 60D nail found in the east right-of-way line of Farm-To-Market Road No. 116 (a variable width right-of-way) for the southwest corner of a called 91.050 acre tract of land described in deed to Ervin L. Adams and Alejandrina Adams recorded in Instrument No. 131849 of said Deed Records, being the northwest corner of said 85.133 acre tract and being the northwest corner of this tract; (Grid Coordinates: N:10478754.02, E:3083460.03)

THENCE departing said east right-of-way line and with the north line of said 85.133 acre tract, South 72°06'34" East, passing a 60D nail found for reference and the southeast corner of said 91.050 acre tract at a distance of 2297.18 feet and continuing in all a total distance of 2323.47 feet to a point for corner on the west bank of Cottonwood Creek, being in the east line of a called 145.50 acre tract of land described as "Tract III" in deed to Lanelle Graham Powell, Charles Graham and Carol Graham Rainer recorded in Instrument No. 209924 of said Deed Records for the northeast corner of said 85.133 acre tract and being the northeast corner of this tract;

THENCE with said east line of the 145.50 acre tract along a wire fence, the following courses and distances:

South 32°47'57" West, a distance of 670.10 feet to a 5" wood corner post found for corner;
South 32°52'47" West, a distance of 1325.29 feet to a point in the north line of a called 252.8 acre tract of land described in deed to Benjamin S. Griffin and wife, Carolyn Elliott Griffin recorded in Instrument No. 130424 of said Deed Records for the southwest corner of said 145.50 acre tract, being the southeast corner of said 85.133 acre tract and being the southeast corner of this tract; from which a 3" metal corner post found bears South 71°09'12" East, 12.64 feet;

THENCE with said north line of the 252.8 acre tract, North 71°09'12" West, a distance of 1363.47 feet to a 2" metal corner post found for the southwest corner of said 85.133 acre tract, being the southeast corner of a called 15.613 acre tract of land described in deed to Julianne Tatum Rhodes recorded in Instrument No. 293169 of said Deed Records and being the southwest corner of this tract;

THENCE departing said north line and with the east and north lines of said 15.613 acre tract, the following courses and distances:

North 25°55'38" East, passing a 5/8" iron rod found for reference at a distance of 693.79 feet and continuing in all a total distance of 887.87 feet to a 5/8" iron rod found for the northeast corner of said 15.613 acre tract;
North 45°59'53" West, a distance of 51.37 feet to a 5/8" iron rod found for corner;
North 74°21'38" West, a distance of 946.50 feet to a 5/8" iron rod found in said east right-of-way line of F.M. 116 for the northwest corner of said 15.613 acre tract;

THENCE with said east right-of-way line, North 40°00'13" East, a distance of 1123.02 feet to the **POINT OF BEGINNING** and containing 85.42 acres or 3,721,111 square feet of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas Central Zone (4203), North American Datum of 1983 (NAD83) per the AllTerra Trimble Global Positioning System RTKnet.

NOTES

This survey was done with a limited title search for the subject property and adjoining properties. No easements located during research for subject property at the time of survey other than shown. Other easements and utilities may exist under and/or across subject property. Only visible appurtenances of utilities were located at the time of survey. **"CALL TEXAS 811 BEFORE YOU DIG"**

The surveyor did not abstract the surveyed property. This survey was performed without the benefit of a current title abstract.

According to Federal Emergency Management Agency's Flood Insurance Rate Map Community-Panel No. 480768 0275 F, for Coryell County, Texas and incorporated areas, dated February 17, 2010 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and within Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR'S CERTIFICATION:

I, Mitchell Cude, certify that this survey is based on an on-the-ground survey performed in the field utilizing researched record documents of the subject property and adjoining tracts. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 4, Land Title Survey.

Survey Date: July 20, 2026

Mitchell Cude
Registered Professional Land Surveyor No. 6827
Heritage & Pine Surveying, LLC
889 SH-36, Hamilton, Texas 76531
Phone: 254-386-2362
HeritagePineSurveying@gmail.com

STATE OF TEXAS
REGISTERED
MITCHELL CUDE
6827
PROFESSIONAL
LAND SURVEYOR

TSPS LAND TITLE SURVEY
85.42 ACRES
J. THOMPSON SURVEY, ABSTRACT NO. 1009
CORYELL COUNTY, TEXAS

Scale	Drawn by	Checked by	Project No.	Sheet No.
1" = 150'	CEC	MTC	70862	1 OF 1

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Heritage & Pine Surveying, LLC

FIRM # 10194669
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