

LEGEND

CM

CONTROLLING MONUMENT

○

3/8" IRON ROD FOUND

○

1/2" IRON ROD SET (BY-LINE)

○

POINT FOR CORNER

○

1/2" IRON PIPE FOUND

●

POWER POLE

A/C

AIR CONDITIONING

⊗

WATER METER

⊗

CONCRETE R.O.W. MON

⊗

60D NAIL FOUND

⊗

3" x 4" FOUND IN CONCRETE

⊗

UNDERGROUND ELECTRIC

⊗

F.H. FIRE HYDRANT

⊗

GAS METER

⊗

WATER VALVE

CONCRETE

COVERED CARPORT,
PORCH, DECK, ETC.

OHT - OVERHEAD TELEPHONE

OHP - OVERHEAD ELECTRIC

PIPE FENCE

METAL FENCE

WOOD FENCE

BARBED WIRE FENCE

CHAINLINK FENCE

OVERHEAD ELECTRIC

GUY WIRE

ELECTRIC PEDESTAL

TELEPHONE PEDESTAL

CLEANOUT

SEPTIC TANK

ASPHALT PAVING

GRAVEL/ROCK

ROAD OR DRIVE



ZONING EXHIBIT

TRACT 1

Being a 13.94 acre tract or parcel of land situated in the Jackson Freeman Survey, Abstract No. 83, Rains County, Texas, and being part of that certain called 30.111 acre tract of land conveyed from Brent D. Hilliard to The Herd Development Partners, LLC, by General Warranty Deed, as recorded in File No. 2022-3323, Official Public Records, Rains County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found at the Northwest corner of said 30.111 acre tract, in the East line of a called 27.57 acre tract of land conveyed to Timothy Patterson, et al, by deed as recorded in File No. 2022-0981, Official Public Records, Rains County, Texas, and in the South margin of County Road 1150;

THENCE North 86 degrees 12 minutes 00 seconds East, with the North line of said 30.111 acre tract and along the South margin of County Road 1150, a distance of 574.82 feet to a 1/2" iron rod set capped (By-Line) for corner, from which a concrete right-of-way monument found at the Northeast corner of said 30.111 acre tract bears North 86 degrees 12 minutes 00 seconds East, a distance of 893.97 feet;

THENCE over and across said 30.111 acre tract, the following courses and distances:
South 09 degrees 56 minutes 54 seconds East, a distance of 408.91 feet to a 1/2" iron rod set capped (By-Line);
North 86 degrees 18 minutes 22 seconds East, a distance of 78.23 feet to a 1/2" iron rod set capped (By-Line);
South 03 degrees 41 minutes 38 seconds East, a distance of 358.85 feet to a 1/2" iron rod set capped (By-Line);
South 86 degrees 18 minutes 22 seconds West, a distance of 197.68 feet to a 1/2" iron rod set capped (By-Line);
South 00 degrees 15 minutes 10 seconds West, a distance of 252.97 feet to a 1/2" iron rod set capped (By-Line) for corner in the South line of said 30.111 acre tract and in the North line of the remainder of a called 53.327 acre tract of land conveyed to C.H. January, et ux, by deed as recorded in Volume 391, Page 390, Real Records, Rains County, Texas;

THENCE South 86 degrees 18 minutes 22 seconds West, with the South line of said 30.111 acre tract and with the North line of the remainder of said 53.327 acre tract, a distance of 464.17 feet to a point at the Southwest corner of said 30.111 acre tract, at the Northwest corner of the remainder of said 53.327 acre tract, and in the East line of a called 25.303 acre tract of land conveyed to Wildflower Properties, LLC, by deed as recorded in File No. 2017-0515, Official Public Records, Rains County, Texas, from which a 1/2" iron rod found bears South 86 degrees 18 minutes 22 seconds West, a distance of 1.42 feet and another 1/2" iron rod found bears North 04 degrees 43 minutes 38 seconds West, a distance of 6.97 feet;

THENCE North 04 degrees 43 minutes 38 seconds West, with the West line of said 30.111 acre tract, with the East line of said 25.303 acre tract, and with the East line of said 27.57 acre tract, a distance of 1,016.79 feet to the POINT OF BEGINNING and CONTAINING 13.94 acres of land.

TRACT 2

Being a 16.20 acre tract or parcel of land situated in the Jackson Freeman Survey, Abstract No. 83, Rains County, Texas, and being part of that certain called 30.111 acre tract of land conveyed from Brent D. Hilliard to The Herd Development Partners, LLC, by General Warranty Deed, as recorded in File No. 2022-3323, Official Public Records, Rains County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

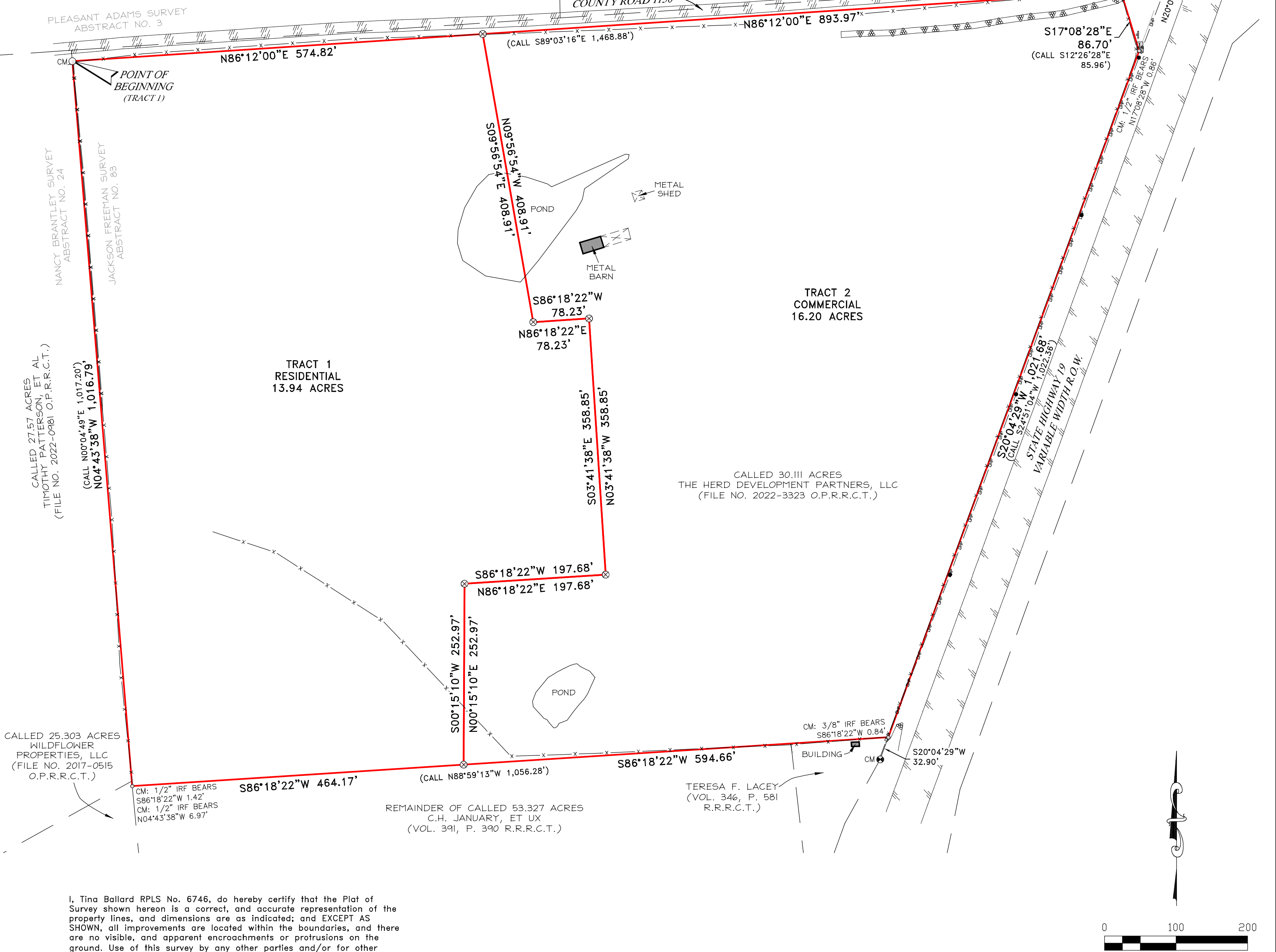
BEGINNING at a concrete right-of-way monument found at the Northeast corner of said 30.111 acre tract, in the West line of State Highway 19, a variable width right-of-way, and in the South margin of County Road 1150;

THENCE with the common line of said 30.111 acre tract and State Highway 19, the following courses and distances:
South 17 degrees 08 minutes 28 seconds East, a distance of 86.70 feet to a point for corner, from which a 1/2" iron rod found bears North 17 degrees 08 minutes 28 seconds West, a distance of 0.86 feet and a concrete right-of-way monument found bears North 20 degrees 04 minutes 29 seconds East, a distance of 220.51 feet;
South 20 degrees 04 minutes 29 seconds West, a distance of 1,021.68 feet to a point for corner at the Southeast corner of said 30.111 acre tract, from which a 3/8" iron rod found bears South 86 degrees 18 minutes 22 seconds West, a distance of 0.84 feet and a concrete right-of-way monument found bears South 20 degrees 04 minutes 29 seconds West, a distance of 32.90 feet;

THENCE South 86 degrees 18 minutes 22 seconds West, with the South line of said 30.111 acre tract and with the North line of the remainder of a called 53.327 acre tract of land conveyed to C.H. January, et ux, by deed as recorded in Volume 391, Page 390, Real Records, Rains County, Texas, a distance of 594.66 feet to a 1/2" iron rod set capped (By-Line) for corner;

THENCE over and across said 30.111 acre tract, the following courses and distances:
North 00 degrees 15 minutes 10 seconds East, a distance of 252.97 feet to a 1/2" iron rod set capped (By-Line);
North 86 degrees 18 minutes 22 seconds East, a distance of 197.68 feet to a 1/2" iron rod set capped (By-Line);
North 03 degrees 41 minutes 38 seconds West, a distance of 358.85 feet to a 1/2" iron rod set capped (By-Line);
South 86 degrees 18 minutes 22 seconds West, a distance of 78.23 feet to a 1/2" iron rod set capped (By-Line);
North 09 degrees 56 minutes 54 seconds West, a distance of 408.91 feet to a 1/2" iron rod set capped (By-Line) for corner in the North line of said 30.111 acre tract and in the South margin of County Road 1150, from which a 3/8" iron rod found at the Northwest corner of said 30.111 acre tract bears South 86 degrees 12 minutes 00 seconds West, a distance of 574.82 feet;

THENCE North 86 degrees 12 minutes 00 seconds East, with the North line of said 30.111 acre tract and along the South margin of County Road 1150, a distance of 893.97 feet to the POINT OF BEGINNING and CONTAINING 16.20 acres of land.



I, Tina Ballard RPLS No. 6746, do hereby certify that the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions as are indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

BY: Tina Y. Ballard
TINA BALLARD
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6746



SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ON NAD 83(2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
6) FIELD WORK WAS COMPLETED 08/14/2025.
7) ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE IN LOCATION.

HIGHWAY 19 & COUNTY ROAD 1150 EMORY, TEXAS	
DATE:	08/21/2025
SCALE:	1" = 100'
JOB NO.:	2025-974
CLIENT:	HILLIARD
TECHNICIAN:	AMN

BY-LINE SURVEYING LLC

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