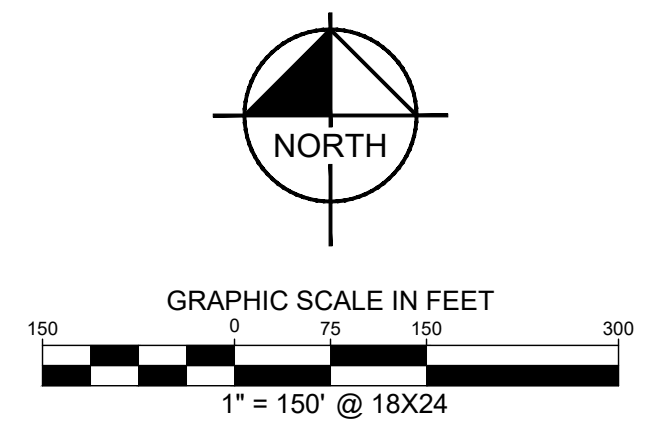


LEGEND	
	TELEPHONE RISER
	CABLE TV MARKER SIGN

LINE TYPE LEGEND	
	BOUNDARY LINE
	FENCE



LEGAL DESCRIPTION

BEING a tract of land out of the J. Clift Survey, Abstract No. 154, Coryell County, Texas and being part of a called 130 acre tract of land described in deed to Bryan Ballard recorded in Instrument No. 380990 of the Deed Records, Coryell County, Texas, being surveyed by Mitchell Cude, RPLS 6827 of Heritage & Pine Surveying LLC this day September 17, 2025 and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "H&P 6827" set in the centerline of Chafin Lane for the northwest corner of said 130 acre tract and being the northwest corner of this tract; (Grid Coordinates: N: 10477544.83, E: 3015345.03)

THENCE departing said centerline of Chafin Lane and with the south line of said 198.913 acre tract, South 72°27'30" East, passing a 6" wood corner post found for the southwest corner of a called 198.913 acre tract of land described in deed to Karen Payne Hutton recorded in Instrument No. 369926 of said Deed Records at a distance of 12.59 feet and continuing with the south line of said 198.913 acre tract in all a total distance of 2080.77 feet to a 1/2" iron rod with plastic cap stamped "H&P 6827" set for the northeast corner of this tract;

THENCE departing said south line and over and across said 130 acre tract, South 15°44'16" West, a distance of 1346.24 feet to a 1/2" iron rod found for the northeast corner of a called 66.176 acre tract of land described in deed to Kristen Lorraine Boren recorded in Instrument No. 362707 of said Deed Records, being the northwest corner of a called 74.542 acre tract described in deed to Susan Boren and Deborah Stone recorded in Instrument No. 378761 of said Deed Records and being the southeast corner of this tract;

THENCE with the north line of said 66.176 acre tract, North 72°39'24" West, passing a 1/2" iron rod found for reference at a distance of 2095.59 feet and continuing in all a total distance of 2107.40 feet to a 1/2" iron rod found in said centerline of Chafin Lane for the northwest corner of said 66.176 acre tract, being the southwest corner of said 130 acre tract and being the southwest corner of this tract;

THENCE with said centerline, North 16°52'27" East, a distance of 1352.96 feet to the **POINT OF BEGINNING** and containing 64.86 acres or 2,825,482 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.

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

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.

No buildings witnessed on the subject property at the time of survey.

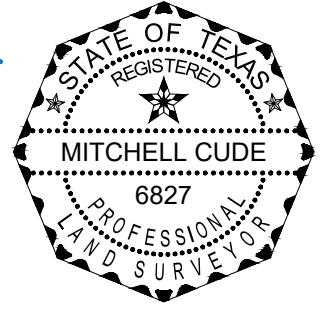
Surveyed property is subject to 15' water easement recorded in Instrument No. 28913, D.R.C.C.T.

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: September 17, 2025

Mitchell Cude
Registered Professional Land Surveyor No. 6827
Heritage & Pine Surveying, LLC
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HeritagePineSurveying@gmail.com



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TSPS LAND TITLE SURVEY
TRACT 2: 64.86 ACRES
J. CLIFT SURVEY, ABSTRACT NO. 154
CORYELL COUNTY, TEXAS

Scale	Drawn by	Checked by	Project No.	Sheet No.
1" = 150'	CEC	MTC	70754	1 OF 1

FIRM # 10194669
HERITAGE & PINE SURVEYING, LLC