

NOTE: L.O.D.C. BASED ON GPS OBSERVATION NAD1983

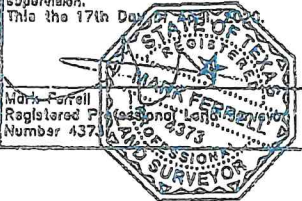
SCALE: 1" = 600'
 COUNTY: HENDERSON
 ACREAGE: 154.59 AC.
 SURVEY: PETER TUMLINSON A-755
 DESCRIPTION: SEE PLAT
 SURVEYED FOR: TRINITY VALLEY COMMUNITY COLLEGE

THE FOLLOWING ARE BLANKET EASEMENTS:
 597/26 GSTC
 618/108 LSGC
 1145/592 PGSI

HEARN SURVEYING ASSOCIATES
 FIRM NUMBER: 10018900
 108 W TYLER ST
 ATHENS, TX 73731-2045
 (903) 873-2358
 800-432-7670

REVISD: 07/28/2021

USE OR REPRODUCTION OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES IS PROHIBITED. SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



FIELD NOTES

P.T. KILMAN TRUST
154.59 ACRES

PETER TUMLINSON SURVEY
ABSTRACT 755

HENDERSON COUNTY

All of that certain lot, tract, or parcel of land situated in the Peter Tumlinson Survey, Abstract 755, Henderson County, Texas, being all of a called 87.7 acre Tract 1A and a called 35 acre Tract 1B of which are described by deed recorded in Instrument No. 2020-00002980 and being all of a called 35 acre Tract 2 and part of a called 35 acre Tract 1 both of which are described by deed recorded in Instrument No. 2020-00002979 of the Henderson County Deed Records, Henderson County, Texas, and being more fully described by metes and bounds as follows.

BEGINNING at a set 1/2" iron rod for the northwest corner of this tract located in the south R.O.W. of F.M. 3062 and also being the northwest corner of the above mentioned Tract 1A;

THENCE N89°09'41"E 1998.63 feet along said R.O.W. and generally along a fence to a found 1/2" iron rod for the most northerly northeast corner of this tract;

THENCE S00°20'14"E 532.91 feet generally along a fence to a found 3/4" iron rod for an ell corner of this tract;

THENCE N89°24'30"E 449.85 feet generally along a fence to a found 3/4" iron rod for the most easterly northeast corner of this tract;

THENCE S00°09'42"E 1040.25 feet generally along a fence to a set 1/2" iron rod at a cross tie for an ell corner of this tract and also being the southeast corner of the above mentioned Tract 1A;

THENCE N89°28'31"W 300.83 feet generally along a fence to a found 5/8" iron rod for an ell corner of this tract and also being the northeast corner of the above mentioned Tract 1B;

THENCE S01°56'33"E 1320.09 feet generally along a fence to a found 1/2" iron rod for an angle corner of this tract;

THENCE S01°37'33"E 403.68 feet to a found 1/2" iron rod for an ell corner of this tract;

THENCE S89°18'56"E 208.53 feet to a found 1/2" iron rod for an ell corner of this tract;

THENCE S01°44'12"E 948.03 feet to a found 1/2" iron rod for the southeast corner of this tract;

THENCE S88°41'59"W 207.18 feet to a found 1/2" iron rod for an angle corner of this tract;

THENCE S87°32'23"W 1107.44 feet to a found 1/2" iron rod for the most southerly southwest corner of this tract;

EXHIBIT A

THENCE N01°50'53"W 1351.30 feet to a set 1/2" iron rod for an angle corner of this tract;

THENCE N01°31'25"W 1388.89 feet to a set 1/2" iron rod at a cross tie for an ell corner of this tract and also being the northwest corner of the above mentioned Tract 1B;

THENCE N89°28'15"W 1045.35 feet generally along a fence to a set 1/2" iron rod for an ell corner of this tract and also being the southwest corner of the above mentioned Tract 1A;


THENCE N00°17'14"W 1513.04 feet generally along a fence to the place to the place of beginning and containing 154.59 acres of land.

SURVEYOR'S CERTIFICATE

I, MARK FERRELL, REGISTERED PROFESSIONAL LAND SURVEYOR 4373, DO HEREBY CERTIFY THAT I DIRECTED AN ON THE GROUND SURVEY OF THE PROPERTY DESCRIBED ABOVE AND PREPARED THE ABOVE FIELD NOTES DESCRIBING THE BOUNDARIES OF SAME JUST AS THEY WERE FOUND AND SURVEYED UPON THE GROUND.

WITNESS MY HAND AND SEAL, THIS THE 17th DAY OF April, 2020.

Revised 07/28/2021


MARK FERRELL
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 4373
FIRM NO. 10019900

