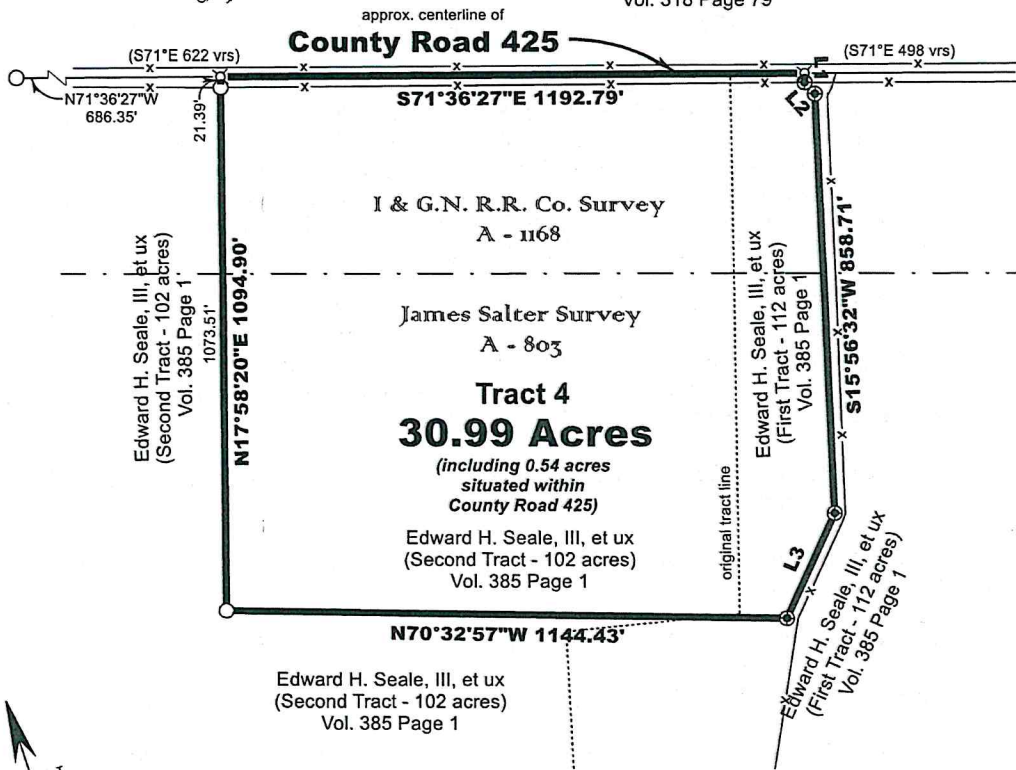


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M.H. Gunter Survey
A - 307

Darrel D. Owens
(355.66 acres)
Vol. 318 Page 79



Geodetic bearings derived from GPS observations.

LINE	BEARING	HORIZ DIST
L1	S18°23'33"W	18.00'
L2	S23°20'25"E	31.19'
L3	S42°42'52"W	237.93'

LEGEND

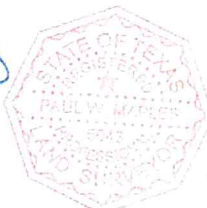
- 1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
- ⊗ Cotton Spindle Set
- ⊙ 3/8" Iron Pin Found
- 1/2" Iron Pin Found
- ⊕ 4.5" Pipe Post
- Scale Break
- - Patent Survey Lines
- dist. Distance and direction from fence to deed line
- () Record Call

BOUNDARY SURVEY

Being 30.99 acres comprised of 19.56 acres of the James Salter Survey, Abst. No. 803, and 11.43 acres of the I.&G.N. R.R. Co. Survey, Abst. No. 1168 in Hamilton County, Texas, including 0.54 acres situated within County Road 425, and being part of a 112 acre tract of land described as First Tract and a 102 acre tract of land described as Second Tract in a deed from Robert Jolley, et ux, to Edward H. Seale, III, et ux, dated April 28, 2005, as recorded in Vol. 385, Page 1 of the Official Public Records of Hamilton County, Texas.

A legal description of even survey date herewith of the tract shown hereon accompanies this plat.

Surveyed on the ground on May 27, 2021 and July 6, 2021.



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LEGAL DESCRIPTION OF A TRACT OF LAND IN HAMILTON COUNTY, TEXAS.

Being 30.99 acres comprised of 19.56 acres of the James Salter Survey, Abst. No. 803, and 11.43 acres of the I.&G.N. R.R. Co. Survey, Abst. No. 1168 in Hamilton County, Texas, including 0.54 acres situated within County Road 425, and being part of a 112 acre tract of land described as First Tract and a 102 acre tract of land described as Second Tract in a deed from Robert Jolley, et ux, to Edward H. Seale, III, et ux, dated April 28, 2005, as recorded in Vol. 385, Page 1 of the Official Public Records of Hamilton County, Texas; said 30.99 acres being more particularly described as follows;

BEGINNING at a cotton spindle set in the approximate centerline of said County Road 425 and being on the north line of said 102 acre tract, from whence a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at the intersection of the approximate centerlines of County Road 424 and County Road 425 for the northwest corner of said 102 acre tract brs. North 71° 36' 27" West, 686.35 feet;

THENCE South 71° 36' 27" East, with the approximate centerline of said County Road 425 and the north line of said 112 acre tract, 1192.79 feet to a cotton spindle set;

THENCE South 18° 23' 33" West, 18.00 feet to a 4.5 inch pipe corner post on the south line of said road;

THENCE South 23° 20' 25" East, with fence, 31.19 feet to a 4.5 inch pipe corner post;

THENCE South 15° 56' 32" West, with fence, 858.71 feet to a 4.5 inch pipe corner post;

THENCE South 42° 42' 52" West, with fence, 237.93 feet to a 4.5 inch pipe corner post;

THENCE North 70° 32' 57" West, 1144.43 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 17° 58' 20" East, at 1073.51 feet passing a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set in fence, continuing for a total distance of 1094.90 feet to the PLACE OF BEGINNING, as surveyed on the ground on May 27, 2021, and July 6, 2021, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.

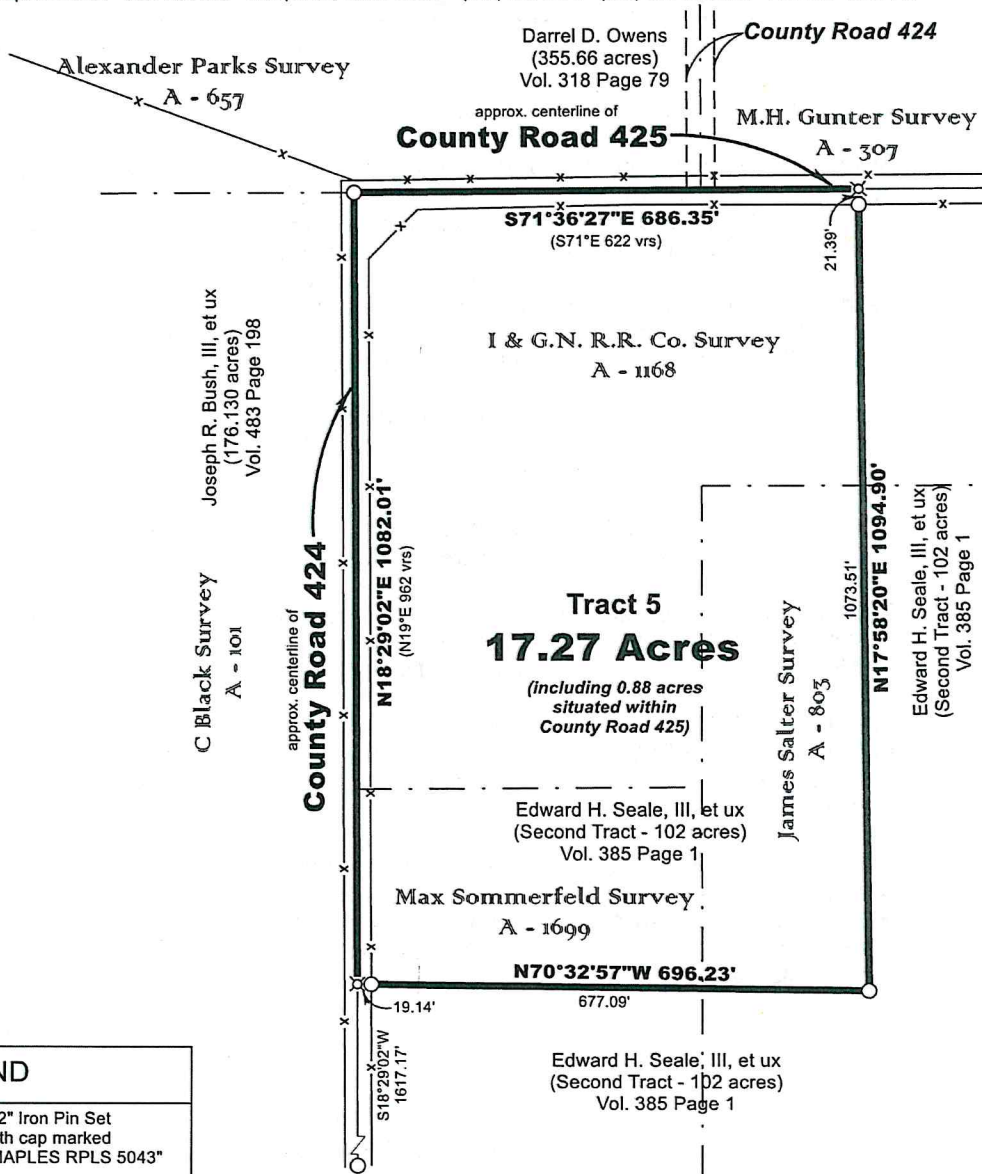


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LEGEND	
	1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
	Cotton Spindle Set
	3/8" Iron Pin Found
	Scale Break
	Patent Survey Lines
	Wire Fence
	Record Call

BOUNDARY SURVEY

Being 17.27 acres comprised of 3.51 acres of the James Salter Survey, Abst. No. 803, 10.85 acres of the I.&G.N. R.R. Co. Survey, Abst. No. 1168, and 2.91 acres of the Max Sommerfeld Survey, Abst. No. 1699 in Hamilton County, Texas, including 0.88 acres situated within County Roads 424 and 425, and being part of a 112 acre tract of land described as First Tract and a 102 acre tract of land described as Second Tract in a deed from Robert Jolley, et ux, to Edward H. Seale, III, et ux, dated April 28, 2005, as recorded in Vol. 385, Page 1 of the Official Public Records of Hamilton County, Texas.

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Geodetic bearings derived from GPS observations.

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BEGINNING at a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at the intersection of the approximate centerlines of County Road 424 and County Road 425 for the northwest corner of said 102 acre tract;

THENCE South 71° 36' 27" East, with the approximate centerline of said County Road 425 and the north line of said 102 acre tract, 686.35 feet to a cotton spindle set;

THENCE South 17° 58' 20" West, at 21.39 feet passing a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set in fence, continuing for a total distance of 1094.90 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 70° 32' 57" West, at 677.09 feet passing a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set continuing for a total distance of 696.23 feet to a cotton spindle set in the approximate centerline of said County Road 424 and on the west line of said 102 acre tract;

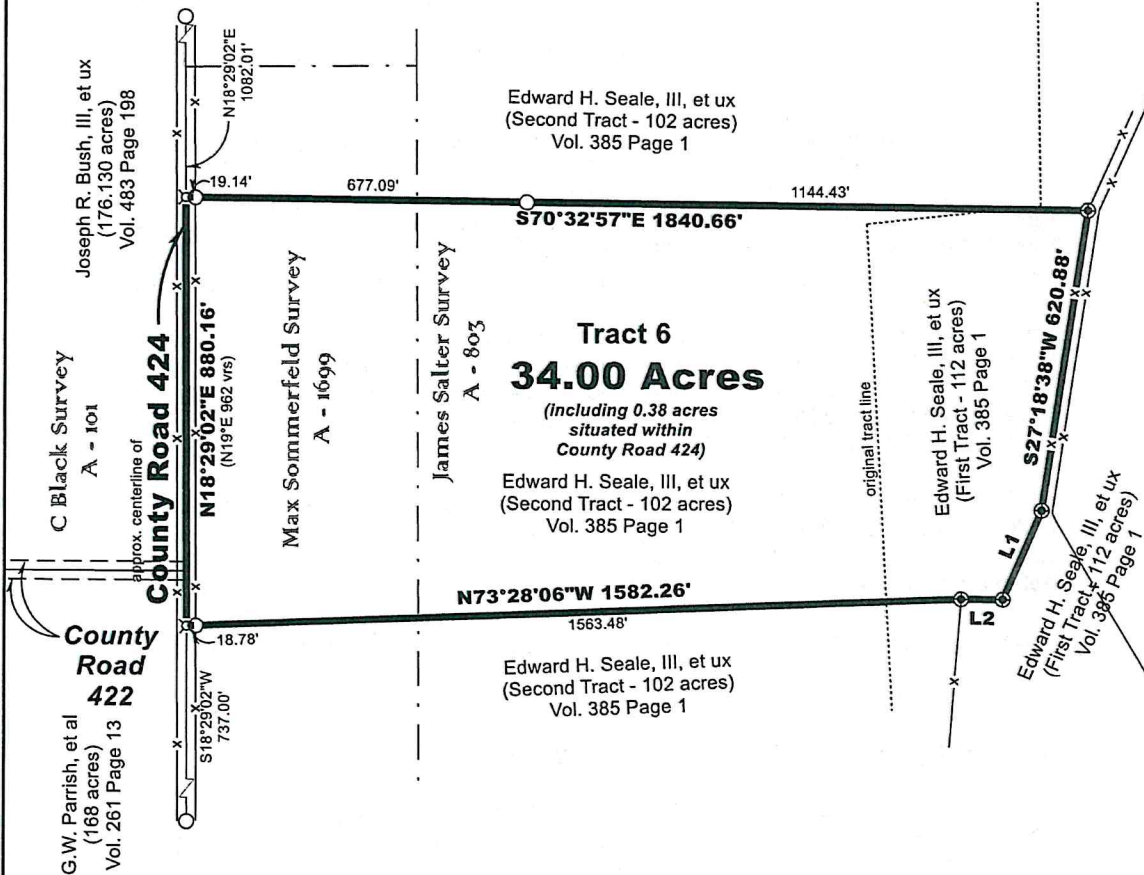
THENCE North 18° 29' 02" East, with the approximate centerline of said County Road 424 and on the west line of said 102 acre tract, 1082.01 feet to the PLACE OF BEGINNING, as surveyed on the ground on May 27, 2021, and July 6, 2021, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.

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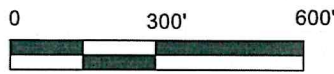


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LEGEND	
	1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
	Cotton Spindle Set
	4.5" Pipe Post
	Scale Break
	Patent Survey Lines
	Wire Fence
	Record Call



Geodetic bearings derived from GPS observations.

LINE	BEARING	HORIZ DIST
L1	S41°55'02"W	199.01'
L2	N70°53'33"W	84.65'

BOUNDARY SURVEY

Being 34.00 acres comprised of 24.60 acres of the James Salter Survey, Abst. No. 803, and 9.40 acres of the Max Sommerfeld Survey, Abst. No. 1699 in Hamilton County, Texas, including 0.38 acres situated within County Road 424, and being part of a 112 acre tract of land described as First Tract and a 102 acre tract of land described as Second Tract in a deed from Robert Jolley, et ux, to Edward H. Seale, III, et ux, dated April 28, 2005, as recorded in Vol. 385, Page 1 of the Official Public Records of Hamilton County, Texas.

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BEGINNING at a cotton spindle set in the approximate centerline of County Road 424 on the west line of said 102 acre tract, from whence a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at the intersection of the approximate centerlines of County Road 424 and County Road 425 for the northwest corner of said 102 acre tract brs. North 18° 29' 02" East, 1082.01 feet;

THENCE South 70° 32' 57" East, at 19.14 feet passing a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set in fence, at 696.23 feet passing a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set, continuing for a total distance of 1840.66 feet to a 4.5 inch pipe post;

THENCE South 27° 18' 38" West, with fence, 620.88 feet to a 4.5 inch pipe post;

THENCE South 41° 55' 02" West, with fence, 199.01 feet to a 4.5 inch pipe post;

THENCE North 70° 53' 33" West, with fence, 84.65 feet to a 4.5 inch pipe post;

THENCE North 73° 28' 06" West, at 1563.48 feet passing a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set in fence, continuing for a total distance of 1582.26 feet to a cotton spindle set in the approximate centerline of said County Road 424;

THENCE North 18° 29' 02" East, with the approximate centerline of said County Road 424 and on the west line of said 102 acre tract, 880.16 feet to the PLACE OF BEGINNING, as surveyed on the ground on May 27, 2021, and July 6, 2021, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.

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