

# SURVEY PLAT

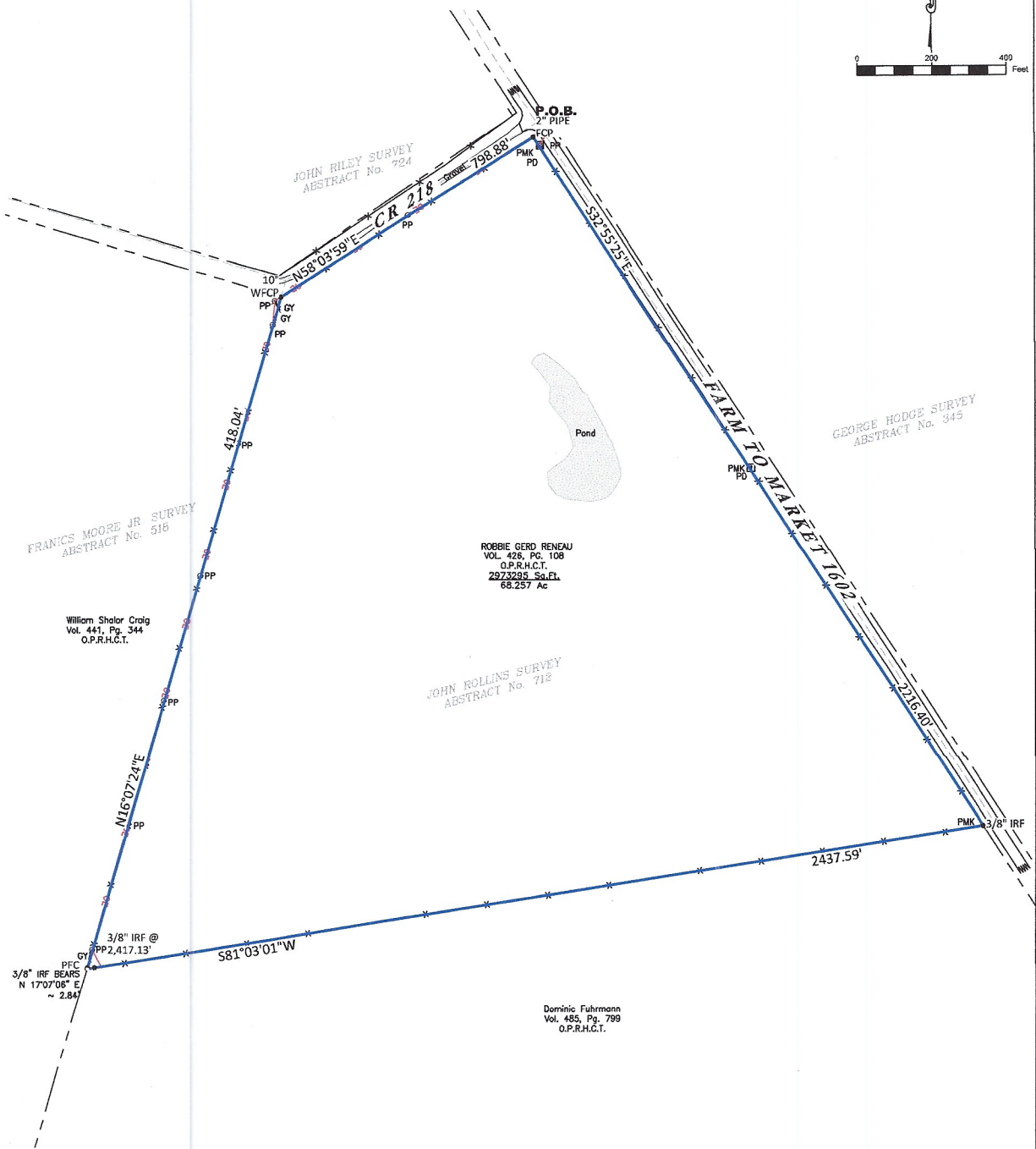
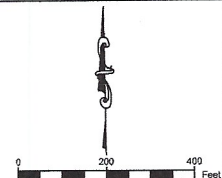
68.257 Acres out of the  
John Rollins Survey, Abstract No. 712,  
Hamilton County, Texas

## LEGEND:

- EM.....Electric Meter
- FCP.....Fence Corner Post
- GY.....Guy Wire
- IRF.....Iron Rod Found
- OE.....Overhead Electric
- PD.....Phone Pedestal
- PFC.....Point For Corner
- PMK.....Phone Marker
- PP.....Power Pole
- WFCP.....Wood Fence Corner Post
- O.P.R.H.C.T.....Official Public Records, Hamilton County, Texas
- Wire Fence.....X

## NOTES:

1. Basis of bearing being U.S. State Plane Grid - Texas Central Zone (4203) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. FEMA has not completed a study to determine flood hazard for this area.
3. This survey was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect the surveyed property.



### LEGAL DESCRIPTION:

BEING a tract of land out of the John Rollins Survey, Abstract No. 712, Hamilton County, Texas, and being all of that tract of land described in the deed to Robbie Gerd Reneau, as recorded in Volume 426, Page 108, Official Public Records, Hamilton County, Texas (OPRHCT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas Central Zone (4203) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

**BEGINNING** at a 2 inch pipe fence corner post at the intersection of the southern line of County Road 218 and the west line of F.M. 1602 for the occupied northeast corner of said Reneau tract;

**THENCE** South 32°55'25" East, with the west line of F.M. 1602, a distance of 2,216.40 feet to a 3/8 inch iron rod found for the southeast corner of said Reneau tract and the northeast corner of a tract of land described in the deed to Dominic Fuhrmann, as recorded in Volume 485, Page 799, OPRHCT;

**THENCE** South 81°03'01" West, with the common line of said Reneau tract and said Fuhrmann tract, passing a 3/8 inch iron rod found for reference at a distance of 2,417.13 feet, continuing for a total distance of 2,437.59 feet to a point for the southwest corner of said Reneau tract and the northwest corner of said Fuhrmann tract, also being in the east line of a tract of land described in the deed to William Sholor Craig, as recorded in Volume 441, Page 344, OPRHCT, from which a 3/8 inch iron rod found for reference bears North 17°07'06" East, a distance of 2.84 feet;

**THENCE** North 16°07'24" East, with the west line of said Reneau tract and generally along a wire fence, a distance of 418.04 feet to a 10 inch wooden fence corner post at a bend in the south line of County Road 218 for the occupied northeast corner of said Reneau tract and the called northeast corner of said Craig tract;

**THENCE** North 58°03'59" East, with the south line of County Road 218, a distance of 798.88 feet to the **POINT OF BEGINNING** and containing 68.257 Acres of Land.

### SURVEYOR'S CERTIFICATION

I, N. Zane Griffin, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground.

*N. Zane Griffin*  
 N. Zane Griffin, RPLS No. 6810  
 Date: June 1, 2024



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