

62.40 acres Christi Black, et al
September 21, 2011 Vol. 455, Pg. 538

37.08 acres Esperanea Moreno
December 8, 2009 Vol. 441, Pg. 464

M. Mora Survey A - 534

4" pipe post

N 59°29'26"E 253.08'

fd 3/8" ir

4.74 acres

□ shed

4.74 acres
Frank W. Hobson, et ux
to
Connie Larue Cox
July 18, 1996
Vol. 296, Pg. 795

12.00 acres
K.C. Mayfield
to
Jeffery W. Terry
March 2, 1988
Vol. 270, Pg. 9

McKinney & Williams
Survey A - 592

N 31°33'13"W

barn

storage bldg
storage bldg

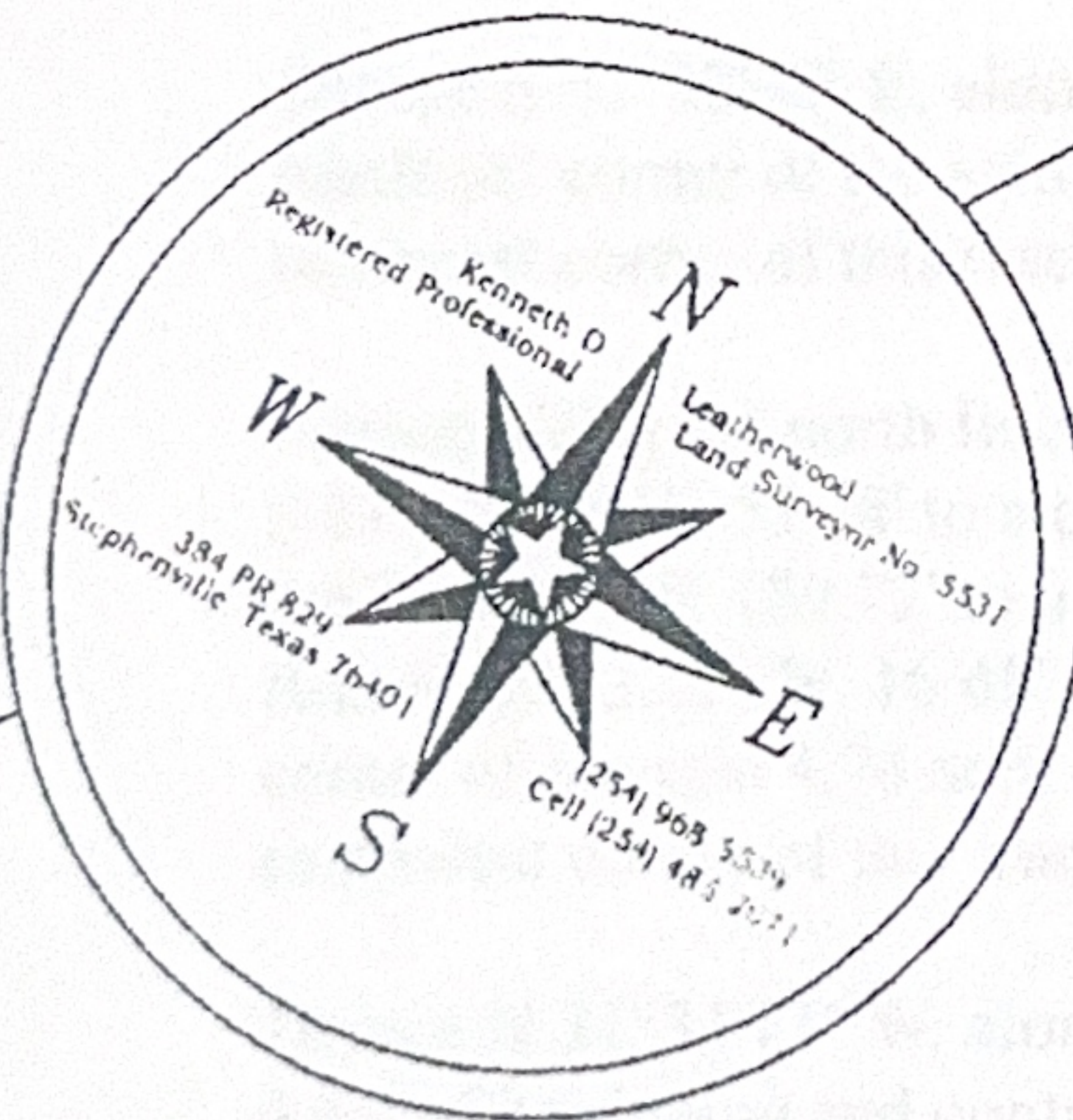
mobile home

Andrew Dorscheimer Survey A - 205

Texas Louisiana
Power Co. 103/130



Note: Gulf State
Telephone Easement
180 / 171 is a blanket
easement and does
affect this tract, but
may be expired



809.86'

S 38°52'52"W

16.48'

fd 3/8" ir

S 67°18'05"W
189.72'

810.15'

S 37°50'16"W
53.38'

3" pipe post bears
N 39°07'54"W 0.73'

U.S. Highway No. 281

Note: Bearings shown are Texas State Plane Coordinate System,
North Central Zone, as determined by an RTK GPS Autonomous
position.

100 0 100 200 300



GRAPHIC SCALE - FEET

Surveyed June 5, 2023 C3145 Hamilton County

Kenneth D. Leatherwood
Registered Professional Land Surveyor

384 PR 829
Stephenville, Texas 76401

Phone 254 968 5539
txrpls5531@gmail.com

State of Texas:
County of Hamilton:

All that certain 4.74 acre tract of land in the Andrew Dorsheimer Survey, A 205, in Hamilton County, Texas, being all of that certain 4.74 acre tract described in deed from Frank W. Hobson, et ux to Connie Larue Cox, dated July 18, 1996, and recorded in volume 296, page 795 of the official public records of Hamilton County, Texas, and described as follows;

Beginning at a 4" pipe post at the occupied northwest corner of the said 4.74 acre tract, the southeast corner of a 62.40 acre tract described in deed from Glenda Black to Christi Black, et al, dated September 21, 2011, and recorded in volume 455, page 538 of the official public records of Hamilton County, Texas, the southwest corner of a 37.08 acre tract described in deed from Jason Coalson, et ux to Esperanza Moreno, dated December 8, 2009, and recorded in volume 441, page 464 of the official public records of Hamilton County, Texas, in the south line of the M. Mora Survey, A - 531, the northeast corner of the McKinney & Williams Survey, A - 592, and the northwest corner of the Dorsheimer Survey, for the northwest corner of this tract;

Thence N 59°29'26" E, along a fence, 253.08' to a 3/8" iron rod found at the northeast corner of the said 4.74 acre tract, the northwest corner of a 12.00 acre tract described in deed from K. C. Mayfield to Jeffrey W. Terry, dated March 2, 1988, and recorded in volume 270, page 9 of the official public records of Hamilton County, Texas, for the northeast corner of this tract;

Thence S 31°32'48" E, along a fence and the east line of the said 4.74 acre tract, 810.15' to the southeast corner of the said 4.74 acre tract in the north line of U.S. Highway No. 281, for the southeast corner of this tract, from which a 3" pipe post bears N 39°07'54" W, 0.73';

Thence along the north line of U.S. Highway No. 281 as follows:

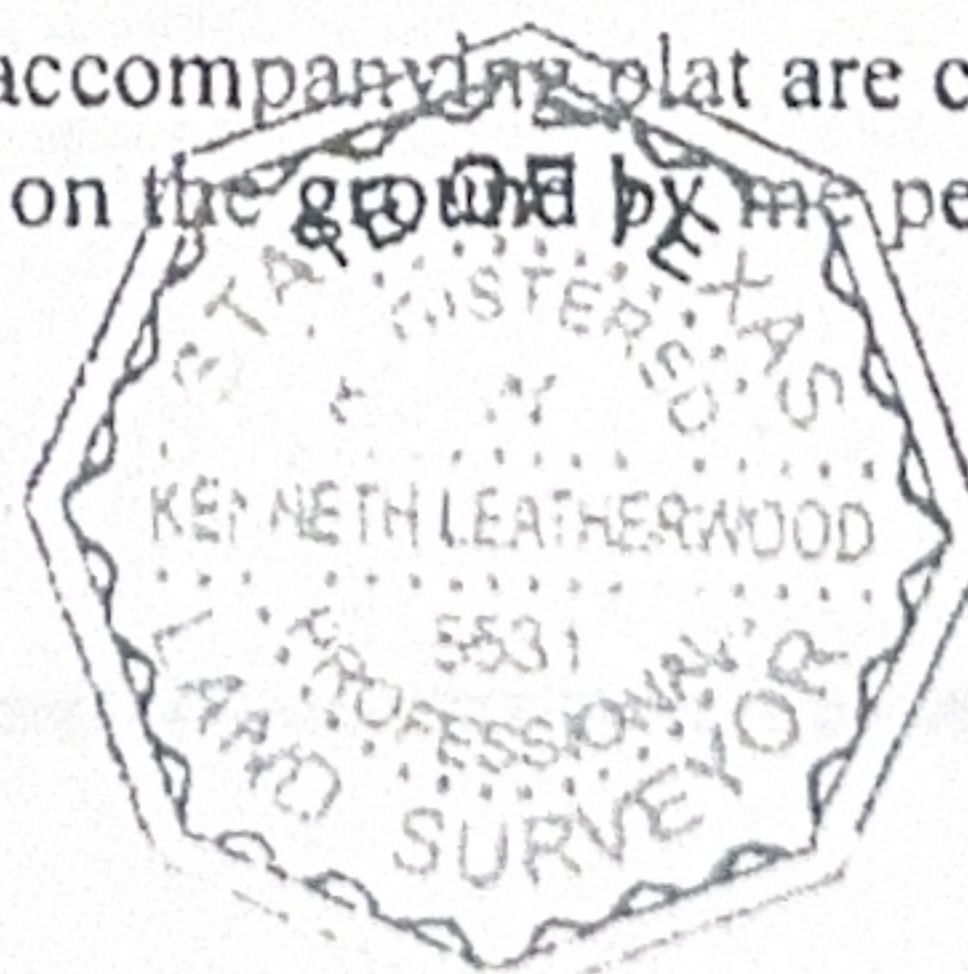
S 37°50'16" W, 53.38' to a concrete monument broken flush with the ground;

S 67°18'05" W, 189.72' to a concrete monument;

And S 38°52'52" W, 16.48' to a 3/8" iron rod found at a fence corner post at the southwest corner of the said 4.74 acre tract and in the center of an old abandoned county road, for the southwest corner of this tract;

Thence N 31°33'13" W, along a fence and the west line of the said 4.74 acre tract, 809.86' to the point of beginning and containing 4.74 acres of land.

I, Kenneth D. Leatherwood, Registered Professional Land Surveyor No. 5531 of the State of Texas, certify that these field notes and accompanying plat are correct to the best of my knowledge and represent a survey made on the ground by me personally on June 5, 2023.



WAIVER OF INSPECTION AND DISCLOSURE TO OWNER

TO: Fidelity National Title Insurance Company

RE:
GF (File) Number: MAN-23-12316

LEGAL DESCRIPTION: See Exhibit A.
Lot, SUBDIVISION, according to map or plat thereof recorded in Volume , Page of the Records of Hamilton County, Texas.

1. Waiver of Inspection

You may refuse to accept an Exception to "Rights of Parties in Possession" in the Owner Title Policy to be issued. "Rights of Parties in Possession" means one or more persons who are themselves actually physically occupying the land or a portion thereof under a claim of right adverse to the record owner of the land as shown in Schedule A of the Policy. The Company may require an inspection and may charge for reasonable and actual costs to inspect. The Company may make additional Exceptions for matters the inspection reveals. If you do not delete this paragraph, you waive inspection of the land and you accept the Exception in your policy.

YOU MAY REFUSE TO ACCEPT THIS EXCEPTION BY MARKING OUT THIS PARAGRAPH 1.

2. Receipt of Commitment

You acknowledge having received and reviewed a copy of the Title Commitment issued in connection with this transaction. You understand that your Owner Policy will contain the Exceptions set forth in Schedule B of the Commitment, and any additional Exceptions to title resulting from the documents involved in this transaction.

3. Survey

You may request amendment of the "Area and Boundary Exception" to read "Shortages in Area." The Area and Boundary Exception is as follows: "Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or protrusions, or any overlapping of improvements." You must furnish a current survey. The survey must be acceptable to the Company. You also must pay an additional premium equal to 15% of the basic premium charge. The Company may make additional exceptions for items shown on the survey.

YOU MAY AMENDMENT OF THE AREA AND BOUNDARY EXCEPTION BY MARKING OUT THIS PARAGRAPH 3 AND BY COMPLYING WITH ITS PROVISIONS BEFORE COMPLETION OF THIS CLOSING.

4. Arbitration

You may require deletion of the arbitration provision of the Owner Policy. If you do not delete this provision, either you or the Company may require arbitration, if the law allows. There is no charge to delete this provision.

YOU MAY REQUIRE DELETION OF THE ARBITRATION PROVISION BY MARKING OUT THIS PARAGRAPH 4.

5. Notice

You may wish to consult an attorney to discuss matters shown in Schedule B or C of the Commitment. These matters will affect your title and use of your land. Your Title Insurance Policy will be a legal contract between you and the Company. The Commitment and Policy are not abstracts of title, title reports or representations of title. They are contracts of indemnity. We do not represent that your intended use of the property is allowed under the law or under the restrictions or exceptions to title on your land.

Pam English
Pamela English
Dana B English
Dana English

Date: 6-12-23

Date: 6/12/23