







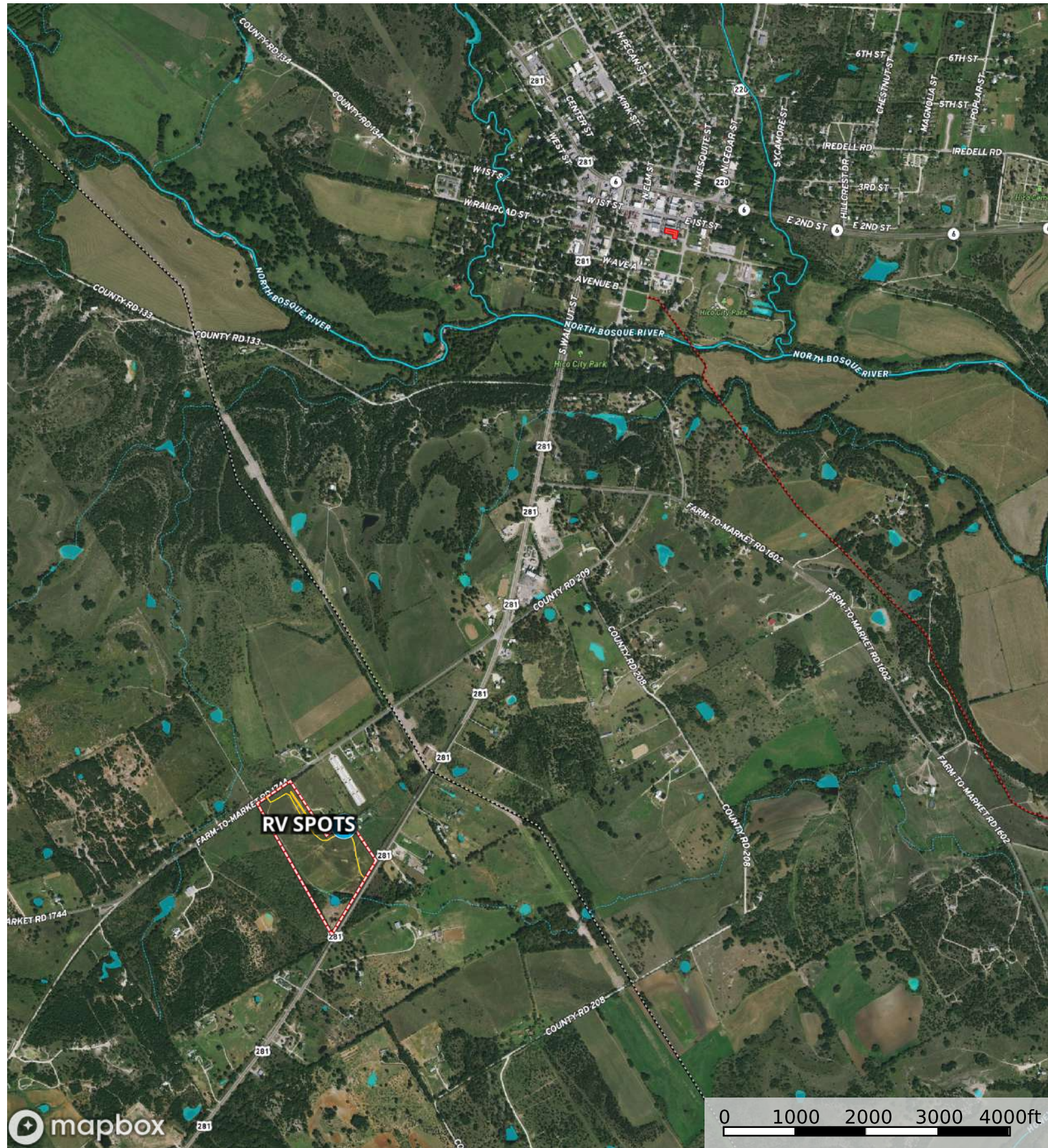
-  Well
-  Distance
-  Primary Road
-  Pond / Tank
-  Boundary
-  Boundary

I Boundary 42.91 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PdB	Pedernales fine sandy loam, 1 to 3 percent slopes	41.53	96.81	0	49	3e
ReD	Doss-Real complex, 1 to 8 percent slopes	1.38	3.22	0	23	6e
TOTALS		42.9(*)	100%	-	48.18	3.1

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





- Well
- Distance
- Primary Road
- Pond / Tank
- Boundary
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body
- Crude Oil
- Natural Gas
- Other

COBB PROPERTIES Stefanie Cobb & Tai Cobb Klam

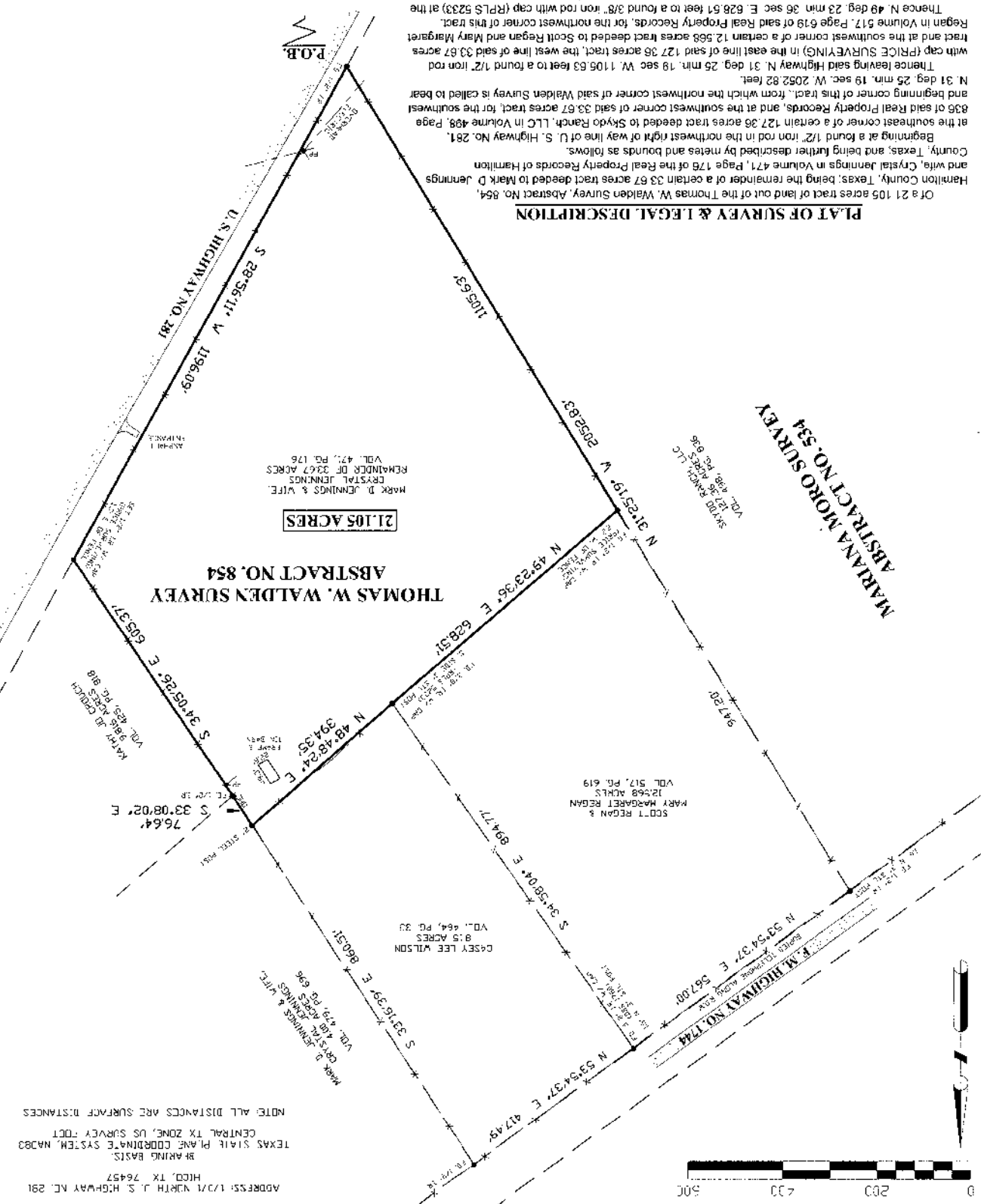
P: 254-253-0157 or 972-989-5220

cobbbranchproperties.com

399 3rd Street Cranfills

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

ADDRESS: 17071 NORTH J. S. HIGHWAY NO. 281
 HICO, TX 76457
 BRANG BASIS
 TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
 CENTRAL TX ZONE, US SURVEY FOOT
 NOTE: ALL DISTANCES ARE SURFACE DISTANCES

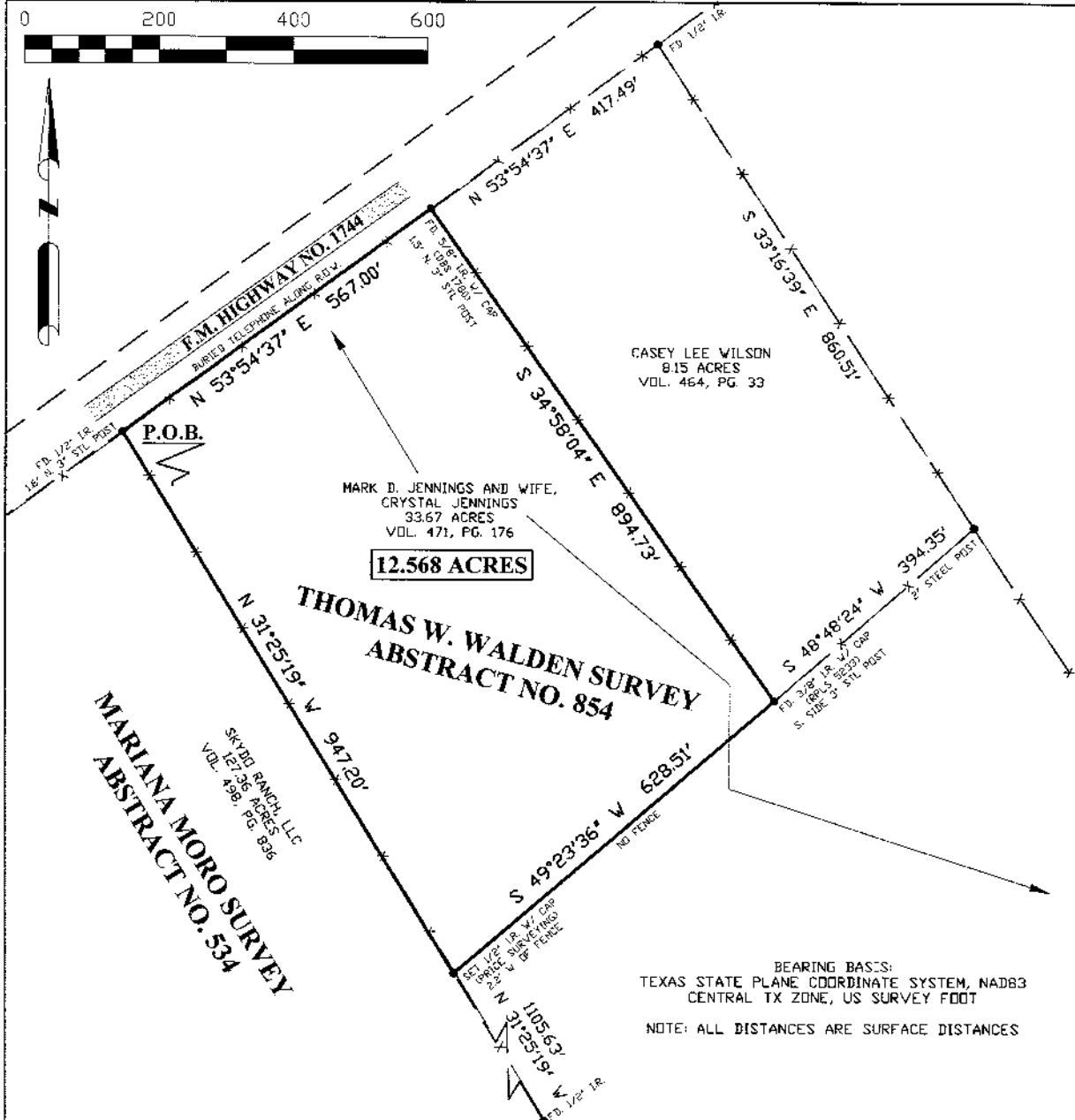


PLAT OF SURVEY & LEGAL DESCRIPTION

Of a 21.105 acres tract of land out of the Thomas W. Walden Survey, Abstract No. 854, Hamilton County, Texas; being the remainder of a certain 33.67 acres tract decided to Mark D. Jennings and wife, Crystal Jennings in Volume 471, Page 176 of the Real Property Records of Hamilton County, Texas; and being further described by metes and bounds as follows:
 Beginning at a found 1/2" iron rod in the northwest right of way line of U. S. Highway No. 281, at the southeast corner of a certain 127.36 acres tract decided to Skydo Ranch, LLC in Volume 498, Page 836 of said Real Property Records; and at the southwest corner of said 33.67 acres tract, for the southwest N. 31 deg. 25 min. 19 sec. W. 2052.82 feet.
 Thence leaving said Highway N. 31 deg. 25 min. 19 sec. W. 1105.63 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 127.36 acres tract, the west line of said 33.67 acres tract and at the southwest corner of a certain 12.568 acres tract decided to Scott Regan and Mary Margaret Regan in Volume 517, Page 619 of said Real Property Records, for the northwest corner of this tract.
 Thence N. 49 deg. 23 min. 36 sec. E. 628.61 feet to a found 3/8" iron rod with cap (RPLS 5233) at the southeast corner of said 12.568 acres tract and at the southwest corner of a certain 8.15 acres tract decided to Casey Lee Wilson in Volume 464, Page 33 of said Real Property Records, for a corner of this tract.
 Thence N. 48 deg. 23 min. 36 sec. E. 628.61 feet to a found 3/8" iron rod with cap (RPLS 5233) at the southeast corner of said 12.568 acres tract and at the southwest corner of a certain 8.15 acres tract and said 33.67 acres tract.
 Thence N. 48 deg. 48 min. 24 sec. E. 394.35 feet to a steel post at the southeast corner of said 8.15 acres tract and in the west line of a certain 4.00 acres tract decided to Mark D. Jennings and wife, Crystal Jennings in Volume 479, Page 696 of said Real Property Records, for the northeast corner of this tract.
 Thence S. 33 deg. 08 min. 02 sec. E. 76.64 feet to a found 1/2" iron rod at the southwest corner of said 4.00 acres tract and at the northwest corner of a certain 9.818 acres tract decided Kally Jo Crouch in Volume 425, Page 818 of said Real Property Records, for a corner of this and said 33.67 acres tract.
 Thence S. 34 deg. 05 min. 26 sec. E. 605.37 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the northwest right of way line of said U. S. Highway No. 281 and at the southwest corner of said 9.818 acres tract, for the southeast corner of this and said 33.67 acres tract.
 Thence with the northwest right of way line of said U. S. Highway No. 281, S. 28 deg. 56 min. 11 sec. W. 1196.09 feet to the place of beginning.

SURVEYED ON THE GROUND, JUNE 20, 2019

MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284
 PRICE SURVEYING, LP, FIRM # 10194051, 1109 E. WASHINGTON, STEPHENVILLE, TX 76401
 JUN19565
 17033 CRD
 FN180653
 254-965-5489



PLAT OF SURVEY & LEGAL DESCRIPTION

Of a 12.568 acres tract of land out of the Thomas W. Walden Survey, Abstract No. 854, Hamilton County, Texas; being part of a certain 33.67 acres tract deeded to Mark D. Jennings and wife, Crystal Jennings in Volume 471, Page 176 of the Real Property Records of Hamilton County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod in the southeast right of way line of F.M. Highway No. 1744, at the northeast corner of a certain 127.36 acres tract deeded to Skydo Ranch, LLC in Volume 498, Page 836 of said Real Property Records, at the northwest corner of said 33.67 acres tract and called to be at the northwest corner of said Walden Survey, for the northwest and beginning corner of this tract.

Thence with the southeast right of way line of said Highway, N. 53 deg. 54 min. 37 sec. E. 567.00 feet to a found 5/8" iron rod with cap (DBS 1780) at the northwest corner of a certain 8.15 acres tract deeded to Casey Lee Wilson in Volume 464, Page 33 of said Real Property Records, for the northeast corner of this tract.

Thence leaving said Highway, S. 34 deg. 58 min. 04 sec. E. 894.73 feet to a found 3/8" iron rod with cap (RPLS 5233) at the southwest corner of said 8.15 acres tract, for the southeast corner of this tract.

Thence S. 49 deg. 23 min. 36 sec. W. 628.51 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 33.67 acres tract, same being the east line of said 127.36 acres tract, for the southwest corner of this tract. Whence a found 1/2" iron rod at the southwest corner of said 33.67 acres tract bears S. 31 deg. 25 min. 19 sec. E. 1105.63 feet.

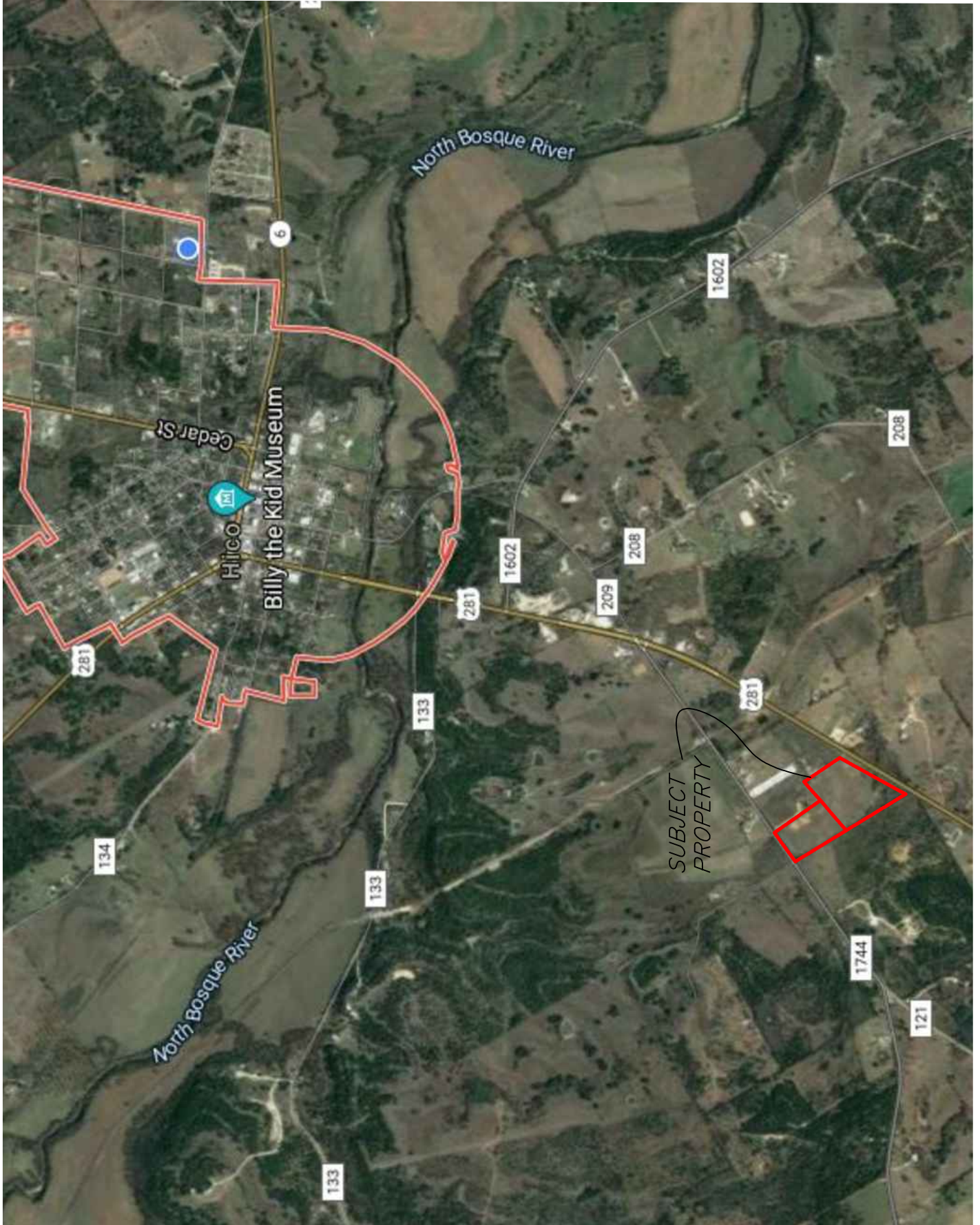
Thence N. 31 deg. 25 min. 19 sec. W. 947.20 feet to the place of beginning.

SURVEYED ON THE GROUND: JANUARY 19, 2017

Matthew K. Price
 MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284
 PRICE SURVEYING, LP, FIRM # 10194051, 1100 E. WASHINGTON, STEPHENVILLE, TX 76401
 254-965-5489 JN17033 FN170140

BEARING BASIS:
 TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
 CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES





American Legion Memorial Hwy

erial Hwy

N28° 56' 10"E 1196.09'

VINEYARD

POND

VINEYARD

N31° 25' 19"W 1105.63'

S34° 05' 26"E 605.37'

S33° 08' 02"E 76.64'

N48° 48' 24"E 394.35'

N49° 23' 36"E 628.51'

S34° 58' 04"E 894.77'

N31° 25' 19"W 947.20'

N53° 54' 37"E 567.00'

7744

HICO STORAGE

