

LEGEND

- ▲ EM ELECTRIC METER
- PP POWER POLE
- FENCE
- OH OVERHEAD

FLOOD ZONE LEGEND

- ZONE A SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD BASE FLOOD ELEVATIONS NOT DETERMINED
- ZONE X AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOODPLAIN

PROPERTY ADDRESS: 2731 LIPAN HIGHWAY

Field notes for: (2-777/1000 ACRES TRACT)

Part of the ODERA WATSON SURVEY, Abstract No. 582 situated in Hood County, Texas; embracing all of the 2-777/1000 acres tract described in the deed to Aaron M. King, Trustee, or his successors in interest, of the Survivor's Trust created under the Raymond L. King and Modena R. King Living Trust recorded in Document No. 2021-0001235 of the Real Records of Hood County, Texas and described by metes and bounds as follows:

The basis for bearings is the Texas Coordinate System, North Central Zone, NAD 83 (2011). All 5/8" capped irons set called for in this description are marked "BROOKES BAKER SURVEYORS".

Beginning at a 5/8" aluminum capped iron found marked "Carruth" found for the northwesterly corner of said 2-777/1000 acres tract, and in the east line of the tract to Walter D. Goodner and wife, Carmin E. Goodner recorded in volume 2361 page 757 of said Real Records, and the southwesterly corner of North Street, as shown on the plat of the Town of Thorp Springs recorded in volume 138 page 395 of the Deed Records of Hood County, Texas.

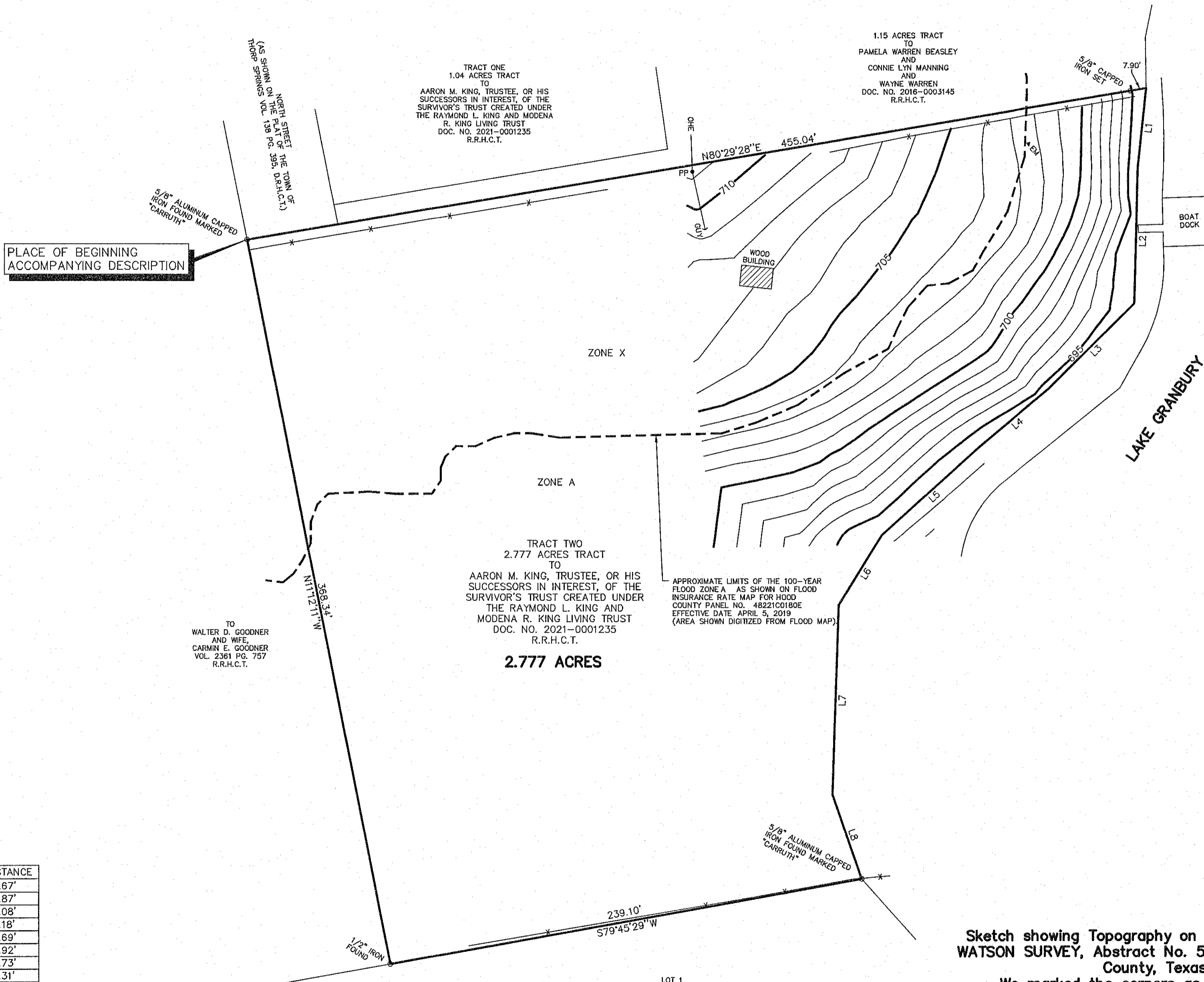
Thence north 80 degrees-29 minutes-28 seconds east, along the north line of said 2-777/1000 acres tract, and along the south line of said North Street, and to and along the south line of the 1-15/100 acres tract described in the deed to Pamela Warren Beasley and Connie Lyn Manning and Wayne Warren recorded in Document No. 2016-0003145 in said Real Records, 455-04/100 feet to the northeasterly corner of said 2-777/1000 acres tract, and the southeasterly corner of said 1-15/100 acres tract, and the 693 feet elevation contour of Lake Granbury from which a 5/8" capped iron set bears south 80 degrees-29 minutes-28 seconds west 7-90/100 feet.

Thence southwesterly and southeasterly along the 693 feet elevation contour of Lake Granbury the following:

- south 05 degrees-50 minutes-40 seconds west 39-67/100 feet;
- south 01 degree-31 minutes-30 seconds west 67-87/100 feet;
- south 45 degrees-10 minutes-12 seconds west 60-08/100 feet;
- south 50 degrees-08 minutes-51 seconds west 46-18/100 feet;
- south 47 degrees-50 minutes-59 seconds west 64-89/100 feet;
- south 31 degree-52 minutes-44 seconds west 40-92/100 feet;
- south 01 degree-47 minutes-48 seconds west 94-73/100 feet;
- south 19 degrees-07 minutes-31 seconds east 44-31/100 feet to a 5/8" aluminum capped iron found marked "Carruth" for the southeasterly corner of said 2-777/1000 acres tract, and the northeasterly corner of Lot 1, Block 1 of HARWELL ADDITION, according to the plat thereof recorded in Slide P-785 of the Plat Records of Hood County, Texas.

Thence south 79 degrees-45 minutes-29 seconds west, along the south line of said 2-777/1000 acres tract, and the north line of said Lot 1, a distance of 239-10/100 feet to a 1/2" iron found for the southwesterly corner of said 2-777/1000 acres tract, and the southeasterly corner of said tract to Walter D. Goodner.

Thence north 11 degrees-12 minutes-11 seconds west, along the west line of said 2-777/1000 acres tract, and the east line of said tract to Walter D. Goodner, 368-34/100 feet to the place of beginning and containing 2-777/1000 acres.



PLACE OF BEGINNING ACCOMPANYING DESCRIPTION

TO WALTER D. GOODNER AND WIFE, CARMIN E. GOODNER VOL. 2361 PG. 757 R.R.H.C.T.

APPROXIMATE LIMITS OF THE 100-YEAR FLOOD ZONE A AS SHOWN ON FLOOD INSURANCE RATE MAP FOR HOOD COUNTY PANEL NO. 4822100180E EFFECTIVE DATE APRIL 5, 2019 (AREA SHOWN DIGITIZED FROM FLOOD MAP)

LOT 1 BLOCK 1 HARWELL ADDITION SLIDE P-785 P.R.H.C.T.

NUMBER	DIRECTION	DISTANCE
L1	S05°50'40"W	39.67'
L2	S01°31'30"W	67.87'
L3	S45°10'12"W	60.08'
L4	S50°08'51"W	46.18'
L5	S47°50'59"W	64.69'
L6	S31°52'44"W	40.92'
L7	S01°47'48"W	94.73'
L8	S19°07'31"E	44.31'

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR HOOD COUNTY, TEXAS AND INCORPORATED AREAS MAP NO. 48221C0180E, EFFECTIVE DATE APRIL 5, 2019, IT APPEARS THAT A PART OF THE SUBJECT PROPERTY LIES WITHIN ZONE A, THE 100 YEAR FLOOD PLAIN.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS AND OTHER MATTERS THAT AFFECT THIS TRACT THAT ARE NOT SHOWN HEREON.

Sketch showing Topography on part of the ODERA WATSON SURVEY, Abstract No. 582 situated in Hood County, Texas.

We marked the corners as shown hereon. The location of the improvements relative to the Tract lines is as shown hereon.

The visible conditions along the Tract lines are as shown hereon.

The basis for bearings is the Texas Coordinate System, North Central Zone, NAD 83 (2011). The lengths shown hereon are horizontal ground lengths.

Surveyed on the ground September 21, 2022.

BROOKES BAKER SURVEYORS
Alan W. Hickey

The information reflected by this survey should not be considered valid unless this print of said survey bears an original signature and seal of Registered Professional Land Surveyor.
BROOKES BAKER SURVEYORS, P.C.

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