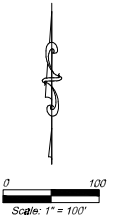
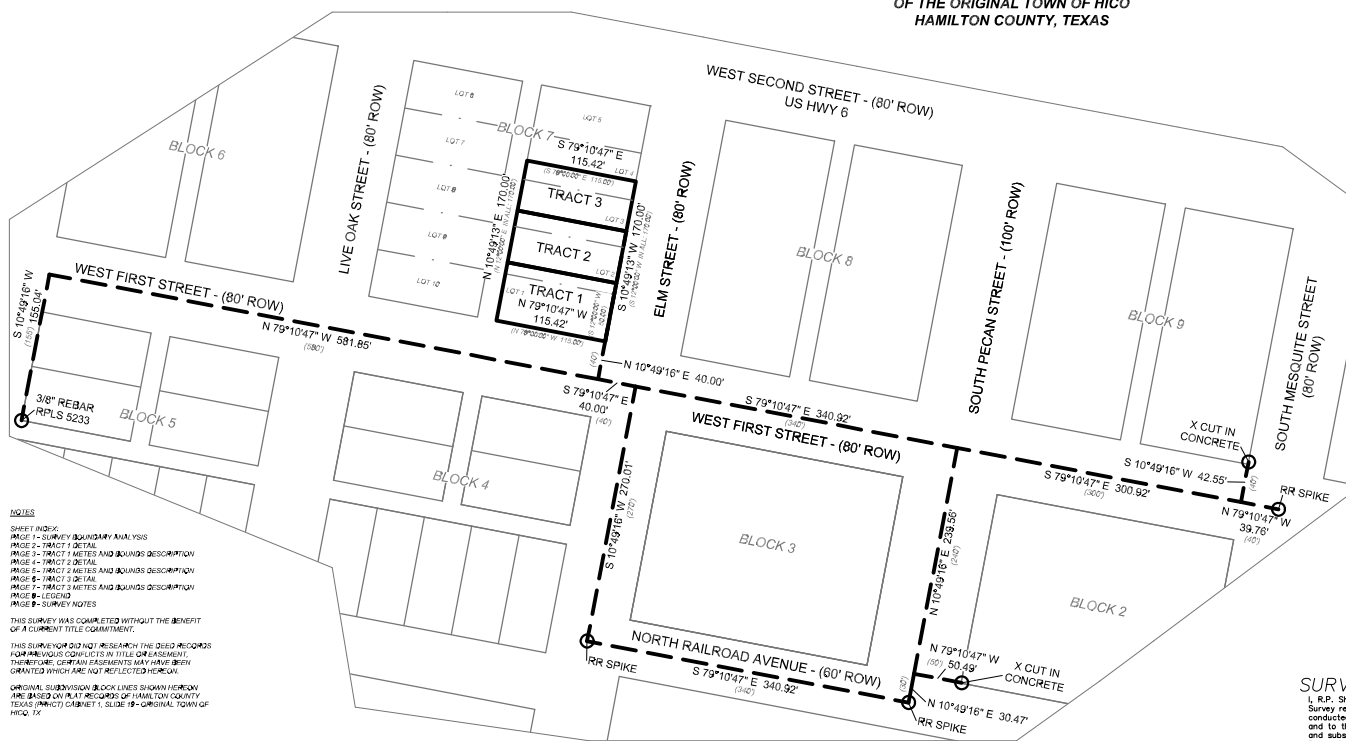


BOUNDARY SURVEY OF

TRACT 1: 0.1638 ACRES
OUT OF LOTS 1 AND 2,

TRACT 2: 0.1457 ACRES
OUT OF LOTS 2 AND 3,
AND

TRACT 3: 0.1409 ACRES
OUT OF LOTS 3 AND 4,
OF BLOCK 7,
OF THE ORIGINAL TOWN OF HICO
HAMILTON COUNTY, TEXAS



NOTES
SHEET INDEX:
PAGE 1 - SURVEY BOUNDARY ANALYSIS
PAGE 2 - TRACT 1 DETAIL
PAGE 3 - TRACT 2 DETAIL
PAGE 4 - TRACT 3 DETAIL
PAGE 5 - TRACT 1 METES AND BOUNDS DESCRIPTION
PAGE 6 - TRACT 2 METES AND BOUNDS DESCRIPTION
PAGE 7 - TRACT 3 METES AND BOUNDS DESCRIPTION
PAGE 8 - LEGEND
PAGE 9 - SURVEY NOTES
THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT
OF A CURRENT TITLE COMMITMENT.
THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS
FOR EASEMENTS OR OTHER INTERESTS IN THE QUARTERS.
THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN
GRANTED WHICH ARE NOT REFLECTED HEREON.
ORIGINAL SUBDIVISION BLOCK LINES SHOWN HEREON
ARE BASED ON PLAT RECORDS OF HAMILTON COUNTY
TEXAS (TRACT) CUBENET 1, SLIDE 19 - ORIGINAL TOWN OF
HICO, TX.



SURVEYOR'S CERTIFICATE
I, R.P. Shelley, do hereby certify that this Map of
Survey reflects the results of an on-the-ground survey
conducted by personnel working under my supervision
and to the best of my knowledge is true and accurate
and substantially complies with the Rules and
Regulations and Standards of Practice as adopted by
the Texas State Board of Professional Land Surveying.

R.P. Shelley
R.P. Shelley R.P.L.S. NO. 4540

	JOB NO.: 24036
	DRAWN BY: J. HUGGINS
	DATE SURVEYED: 12/23/2024
	TEXAS LAND SURVEYORS 475 CR 4175 Cranfills Gap, Texas 76637 (254) 253-0946 TBPELS Firm No. 10194621

SURVEY DATUM:
HORIZONTAL DATUM: TEXAS STATE PLANE, CENTRAL ZONE
POB/POC: LAT: 31.981757° LONG: 98.032019°
NORTHING: 10891820.88 EASTING: 3070136.35
ALL DISTANCES SHOWN ARE GRID DISTANCES IN US SURVEY FEET.
TRACT 1 ADDRESS:
101 ELM STREET
HICO, TX 76457
TRACT 2 ADDRESS:
106 ELM STREET
HICO, TX 76457
TRACT 3 ADDRESS:
113 ELM STREET
HICO, TX 76457

NOTES

SHEET INDEX:
 PAGE 1 - SURVEY BOUNDARY ANALYSIS
 PAGE 2 - TRACT 1 DETAIL
 PAGE 3 - TRACT 1 METES AND BOUNDS DESCRIPTION
 PAGE 4 - TRACT 1 DETAIL
 PAGE 5 - TRACT 2 METES AND BOUNDS DESCRIPTION
 PAGE 6 - TRACT 2 DETAIL
 PAGE 7 - TRACT 3 METES AND BOUNDS DESCRIPTION
 PAGE 8 - TRACT 3 DETAIL
 PAGE 9 - SURVEY NOTES

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONVEYANCES IN TITLE OR EASEMENT. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.

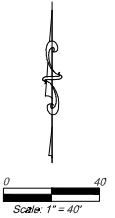
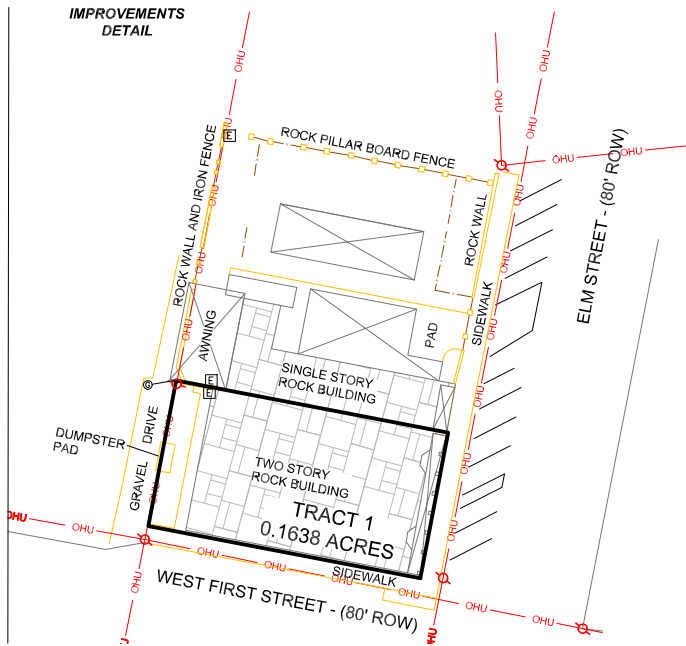
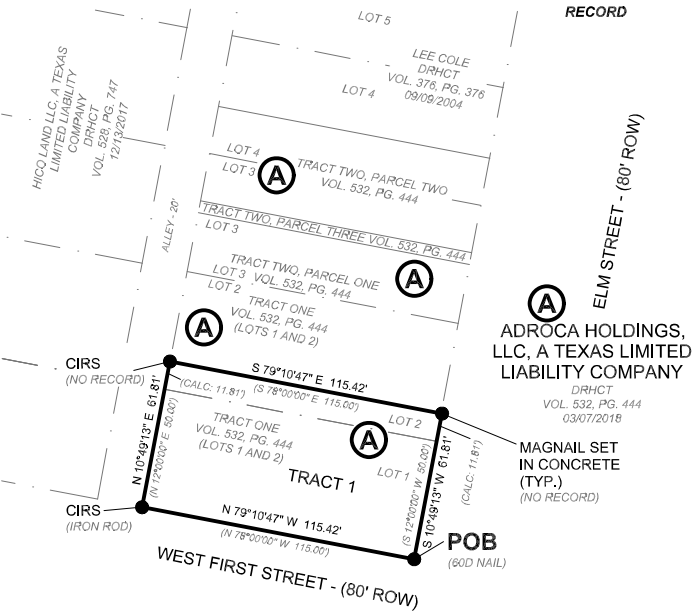
ORIGINAL SUBDIVISION BLOCK LINES SHOWN HEREON ARE BASED ON PLAT RECORDS OF HAMILTON COUNTY, TEXAS (PACIFIC CABLET), BLOCK 18 - ORIGINAL TOWN OF HICO, TX.

BOUNDARY SURVEY OF

TRACT 1: 0.1638 ACRES
 OUT OF LOTS 1 AND 2,
 OF BLOCK 7,
 OF THE ORIGINAL TOWN OF HICO
 HAMILTON COUNTY, TEXAS

BOUNDARY AND RECORD

IMPROVEMENTS DETAIL



ROCK BUILDING



TEXAS LAND SURVEYORS
 475 CR 4175
 Cranfills Gap, Texas 76637
 (254) 253-0946
 TBPELS Firm No. 10194621

JOB NO.:
 24036
 DRAWN BY:
 J. HUGGINS
 DATE SURVEYED:
 12/23/2024

SURVEY DATUM:
 HORIZONTAL DATUM: TEXAS STATE PLANE, CENTRAL ZONE
 POB: LAT: 31.981757° LONG: 98.032019°
 NORTHING: 10891820.88 EASTING: 3010136.35
 ALL DISTANCES SHOWN ARE GRID DISTANCES IN US SURVEY FEET.
 TRACT 1 ADDRESS:
 101 ELM STREET
 HICO, TX 76457

METES AND BOUNDS DESCRIPTION OF

**TRACT 1: 0.1638 ACRES
OUT OF LOTS 1 AND 2,
OF BLOCK 7,
OF THE ORIGINAL TOWN OF HICO
HAMILTON COUNTY, TEXAS**

BEING a 0.1638 acre tract of land out of and apart of Tract One described in a deed to Adroca Holdings, LLC, A Texas Limited Liability Company and recorded in the Deed Records of Hamilton County Texas, (DRHCT), Vol. 532, Pg. 444 dated 03/07/2018, said tract being Lot 1 and part of Lot 2 of Block 7 of the Original Town of Hico as recorded in the Plat Records of Hamilton County Texas, (PRHCT), Cabinet 1, Slide 19, said tract was surveyed by **TEXAS LAND SURVEYORS** on 12/23/2024, and is more particularly described by metes and bounds as follows: (Basis of bearing being: U.S. State Plane Grid - Texas Central Zone NAD83 as established using the Smartnet RTK Cooperative Network. Distances shown are US Survey Feet and are displayed in grid values).

BEGINNING at a magnail set in concrete in the intersection of the westerly right-of-way line of Elm Street and the northerly right-of-way line of West First Street, for the most southerly corner of said Lot 1 of Block 7, of said Tract One and of this 0.1638 acre tract of land, from which a railroad spike found in the centerline intersection of said Elm Street and North Railroad Avenue bears South $10^{\circ}49'13''$ West a distance of 40.00 feet, South $79^{\circ}10'47''$ East a distance of 40.00 feet and South $10^{\circ}49'13''$ West a distance of 270.01 feet;

THENCE along the common line of said West First Street, said Lot 1 and said Tract One, generally along the south wall of a two-story rock building and along a sidewalk, North $79^{\circ}10'47''$ West a distance of 115.42 feet to a 1/2" rebar and cap stamped "RPLS 4540", (CIRS), set in the intersection of said West First Street with a 20 foot alley, for the most westerly corner of said Lot 1, of said Tract One and of this 0.1638 acre tract of land;

THENCE leaving said West First Street and said sidewalk, along the common line of said Lots 1 and 2, said alley and said Tract One, North $10^{\circ}49'13''$ East a distance of 61.81 feet to CIRS, set in the common line of said Lot 2, said alley and said Tract One, at the corner of a rock wall, for the most northerly corner of this 0.1638 acre tract of land;

THENCE leaving said alley, crossing said Lot 2 and said Tract One, generally along the north wall of said two-story rock building, being a common wall with a single-story rock building, South $79^{\circ}10'47''$ East a distance of 115.42 feet to a magnail set in concrete in the common line of said Lot 2 and said Elm Street, for the most easterly corner of this 0.1638 acre tract of land;

THENCE along the common line of said Elm Street, said Lots 1 and 2 and said Tract One, South $10^{\circ}49'13''$ West a distance of 61.81 feet to the **POINT OF BEGINNING**, having an area of 0.1638 acres, and subject to all easements, covenants, and restrictions, existing or of record.



TEXAS LAND SURVEYORS
475 CR 4175
Cranfills Gap, Texas 76637
(254) 253-0946
TBPELS Firm No. 10194621