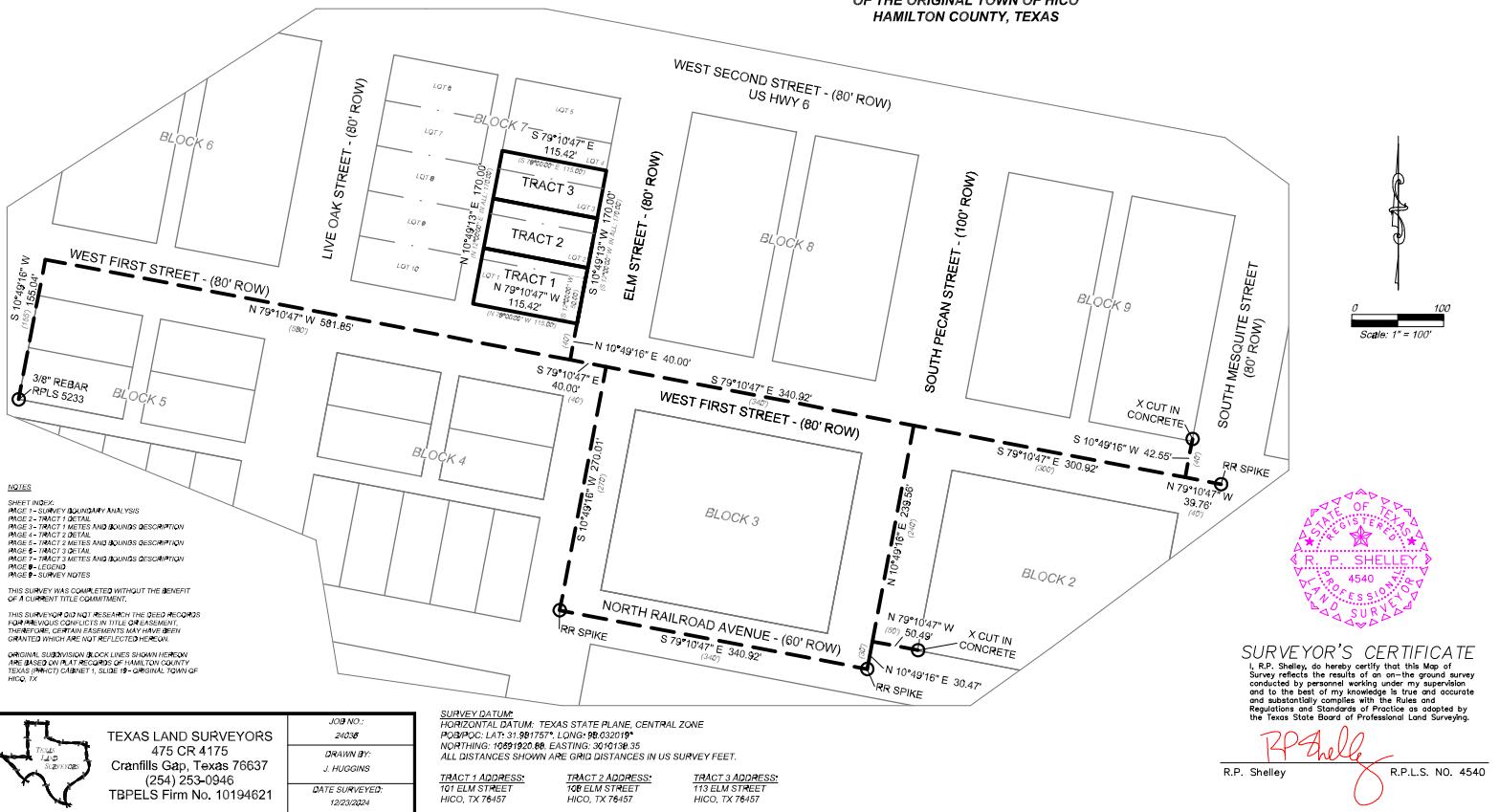


## BOUNDARY SURVEY OF

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





# **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°49'13" West a distance of 40.00 feet, South 79°10'47" East a distance of 40.00 feet and South 10°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°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°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°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°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