

- LEGEND**
- SSMH SANITARY SEWER MANHOLE
 - PP POWER POLE
 - ⊠ TR TELEPHONE RISER
 - ✕ FENCE
 - OHE OVERHEAD ELECTRIC
 - CMP CORRUGATED METAL PIPE
 - WV WATER VALVE

10d) EASEMENT TO THE CITY OF GRANBURY
RECORDED IN VOLUME 1687, PAGE 614
R.R.H.C.T.
DOES AFFECT SUBJECT TRACT AS SHOWN
HEREON.

4720 E. HIGHWAY NO. 377

12.171 ACRES TRACT
TO
JANETTA SUE KINGERY
DOC. NO. 2021-0001445
R.R.H.C.T.

0.77 OF AN ACRE TRACT
TO
CITY OF GRANBURY
VOL. 1964, PG. 649
R.R.H.C.T.

**URIAH MARTIN SURVEY
ABSTRACT NO. 384**

Field notes for:

Part of the URIAH MARTIN SURVEY, Abstract No. 384 situated in Hood County, Texas; embracing all of the 5-730/1000 acres tract described in the deed to Lisa Pence, as Trustee of the Pence Family Trust recorded in Document No. 2023-0008069 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 recovered called for in this description are marked ?Brookes Baker Surveyors".

Beginning at a 1/2" iron found for the southeasterly corner of said 5-730/1000 acres tract, and for the southwesterly corner of Parcel Two, the 2-27/100 acres tract described in the deed to Bible Baptist Church recorded in volume 1586, page 320 of the said Real Records, in the northwesterly line of U. S. Highway No. 377.

Thence south 57 degrees-09 minutes-51 seconds west, along the southeasterly line of said 5-730/1000 acres tract, and the northwesterly line of said U. S. Highway No. 377, a distance of 352-93/100 feet to a 5/8" capped iron recovered in concrete for the southwesterly corner of said 5-730/1000 acres tract, and for the southeasterly corner of the 0-838/1000 of an acre tract to Wheeler Family Trust recorded in volume 2371, page 429 of the said Real Records, described in volume 1909, page 94 of the said Real Records.

Thence north 29 degrees-39 minutes-55 seconds west, along the southwesterly line of said 5-730/1000 acres tract, and the northeasterly line of said 0-838/1000 of an acre tract, 728-81/100 feet to a 1/2" iron found for the northwesterly corner of said 5-730/1000 acres tract, and the northeasterly corner of said 0-838/1000 of an acre tract.

Thence north 60 degrees-23 minutes-30 seconds east, along the northwesterly line of said 5-730/1000 acres tract, 341-88/100 feet to a 1/2" iron found for the northeasterly corner of said 5-730/1000 acres tract, and for the northwesterly corner of said 2-27/100 acres tract.

Thence south 30 degrees-30 minutes-51 seconds east, along the northeasterly line of said 5-730/1000 acres tract, and the southwesterly line of said 2-27/100 acres tract, 709-03/100 feet to the place of beginning and containing 5-730/1000 acres.

To: Eastern Heights Church, Lisa Pence, Independent Executrix of the Estate of Joyce A. Pence, and as Trustee of the Pence Family Trust, and Stewart Title Guaranty Company GF. No. 2062689, effective date June 16, 2023.

The undersigned hereby certifies that this survey is true and correct, was made on the ground under my supervision and (a) all corners are marked as shown; (b) shows all visible and apparent easements, encroachments and protrusions; (c) I have examined the Flood Insurance Rate Map for Hood County, Texas and Incorporated Areas Map No. 48221C0205E, effective date April 5, 2019, and it appears that no part of the subject property lies within Zone A, the 100-year flood plain.

BROOKES BAKER SURVEYORS

Alan W. Hickey
Alan W. Hickey
Registered Professional Land Surveyor No. 5420
June 29, 2023



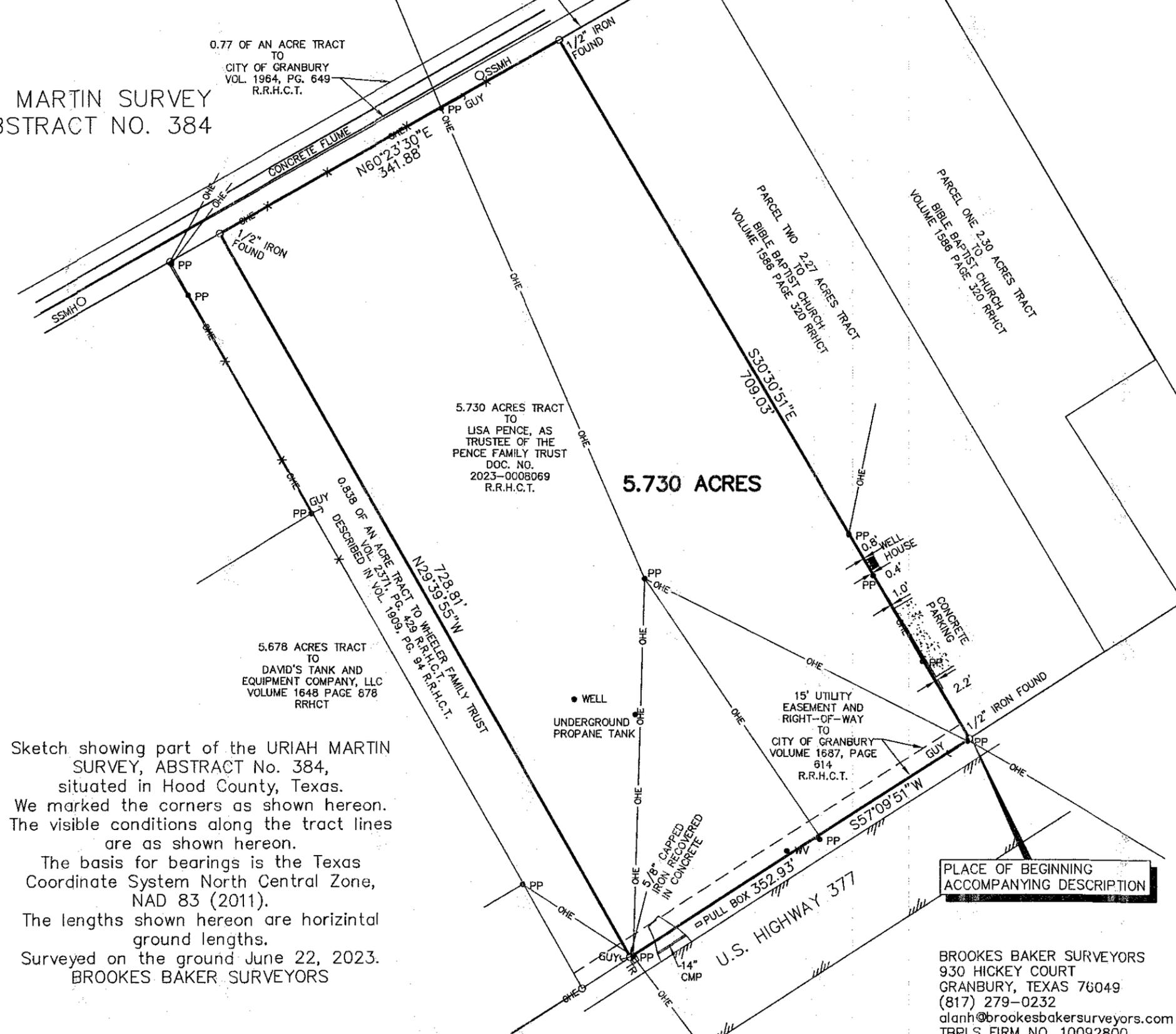
Sketch showing part of the URIAH MARTIN SURVEY, ABSTRACT No. 384, situated in Hood County, Texas.

We marked the corners 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 June 22, 2023.
BROOKES BAKER SURVEYORS



PLACE OF BEGINNING
ACCOMPANYING DESCRIPTION

BROOKES BAKER SURVEYORS
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alanh@brookesbakersurveyors.com
TBPLS FIRM NO. 10092800

100' 0' 100'



GRAPHIC SCALE DON23\MARTIN5.DWG DRAWN BY: DBC