LEGAL DESCRIPTION

Being a lot, tract, or parcel of land situated in the Thomas Tobar Survey, Abstract No. 953, Hopkins County, Texas, and being all of that certain 0.98 acre tract of land conveyed from Larry Hodnett et ux to Shane Russom et ux, by Warranty Deed, as recorded in Volume 338, Page 643, Real Property Records, Hopkins County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found at the Southwest corner of said 0.98 acre Russom tract, and the Northwest corner of a 0.98 acre tract of land conveyed to Gerald Callan, by deed recorded in Volume 448, Page 232, Deed Records, Hopkins County, Texas, said point lying in the East line of F. M. Road No. 2560;

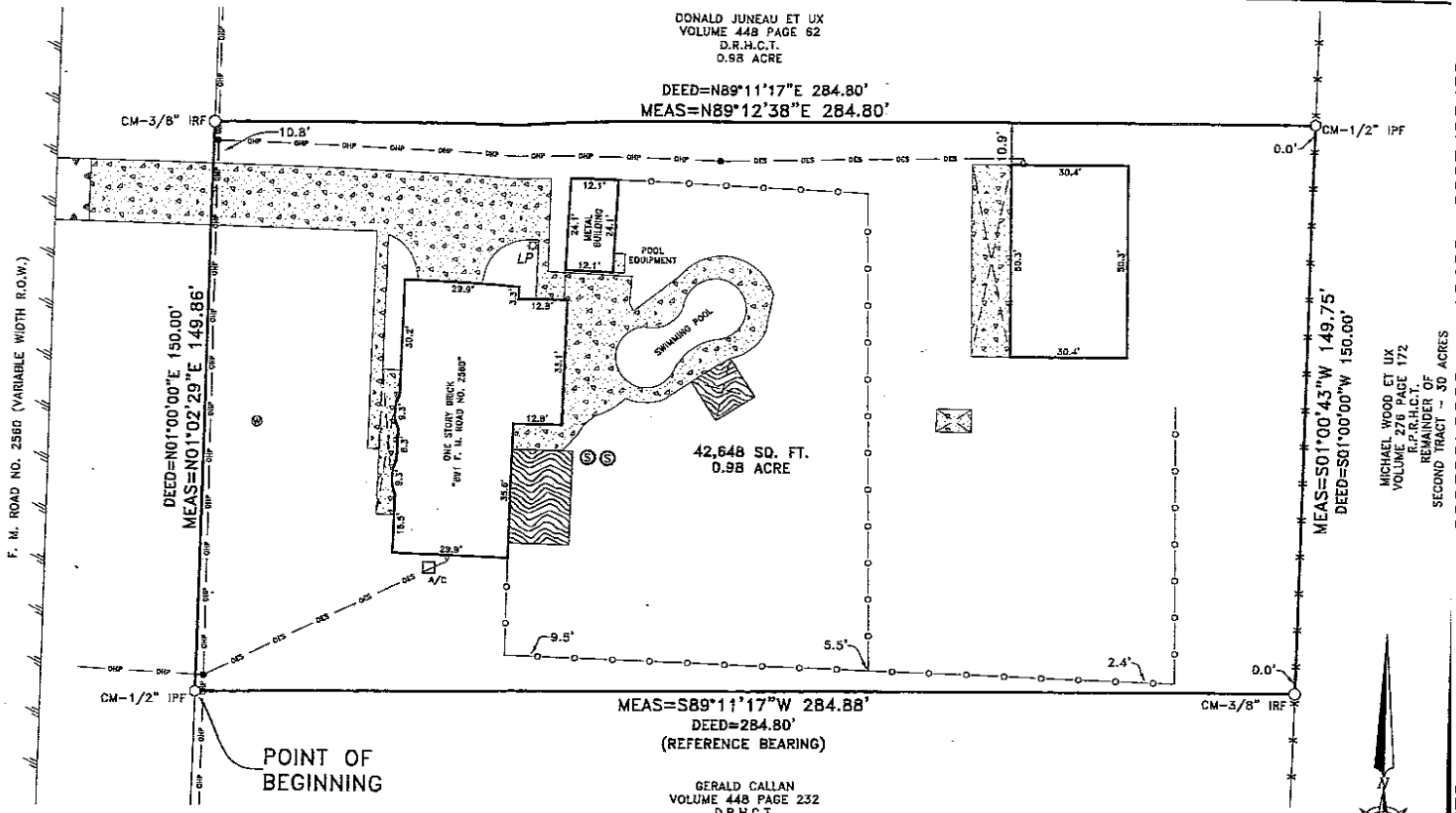
THENCE, North 01 Degrees 02 Minutes 29 Seconds East, along the West line of said 0.98 acre Russom tract, and the East line of said F. M. Road No. 2560, a distance of 149.86 feet to a 3/8 inch iron rod found at the Northwest corner of said 0.98 acre Russom tract, and the Southwest corner of a 0.98 acre tract of land conveyed to Donald Juneau et ux, by deed recorded in Volume 448, Page 62, Deed Records, Hopkins County, Texas;

THENCE, North 89 Degrees 12 Minutes 38 Seconds East, along the North line of said 0.98 acre Russom tract, and the South line of said 0.98 acre Juneau tract, a distance of 284.80 feet to a 1/2 inch iron pipe found at the Northeast corner of said 0.98 acre Russom tract, and the Southeast corner of said 0.98 acre Juneau tract, said point lying in the West line of the remainder of a 30 acre tract of land, called Second Tract, conveyed to Michael Wood et ux, by deed recorded in Volume 276, Page 172, Real Property Records, Hopkins County, Texas;

THENCE, South 01 Degrees 00 Minutes 43 Seconds West, along the East line of said 0.98 acre Russom tract, and the West line of the remainder of said 30 acre tract, a distance of 149.75 feet to a 3/8 inch iron rod found at the Southeast corner of said 0.98 acre Russom tract, and the Northeast corner of said 0.98 acre Callan tract;

THENCE, South 89 Degrees 11 Minutes 17 Seconds West, (Reference Bearing), along the South line of said 0.98 acre Russom tract, and the North line of said 0.98 acre Callan tract, a distance of 284.88 feet to the POINT OF BEGINNING and CONTAINING 42,648 square feet or 0.98 acre of land.

I, Justin Kleam RPLS No. 5871, do hereby certify to: City National Bank, as client: That the Plat of Survey shown hereon is a correct and accurate representation of the property lines and dimensions are as indicated; the location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.



SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ON A 3/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF A TRACT OF LAND, AS DESCRIBED IN VOLUME 338, PAGE 643, R.P.R.H.C.T., THENCE S89°11'17"W A DISTANCE OF 284.88', TO A 1/2 INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID TRACT.
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
3) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.

LEGEND

CM CONTROLLING MONUMENT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
1" IRON PIPE FOUND
FENCE POST CORNER
"X" FOUND IN CONCRETE
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
POWER POLE
A/C AIR CONDITIONING
WATER METER
GAS METER
WATER VALVE
CONCRETE MONUMENT FOUND
60D NAIL FOUND
ASPHALT PAVING
GRAVEL/ROCK ROAD OR DRIVE
SEPTIC TANK
SANITARY SEWER CLEANOUT
GUY WIRE
TELEPHONE PEDESTAL
ELECTRIC PEDESTAL
CHAIN LINK FENCE
WOOD FENCE
BARBED WIRE
IRON FENCE
PIPE FENCE
OVERHEAD ELECTRIC SERVICE
OVERHEAD POWER LINE
COVERED PORCH,DECK OR CARPORT
CONCRETE PAVING
WOOD DECK OR PORCH

0.98 ACRE

THOMAS TOBAR SURVEY, ABSTRACT NO. 953

HOPKINS COUNTY, TEXAS

891 F. M. ROAD NO. 2560

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN	REV	BY	REV	BY
1" = 30'	05/17/11	11148-1		LER				

CBG SURVEYING INC.
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FAX: (903) 438-7288
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