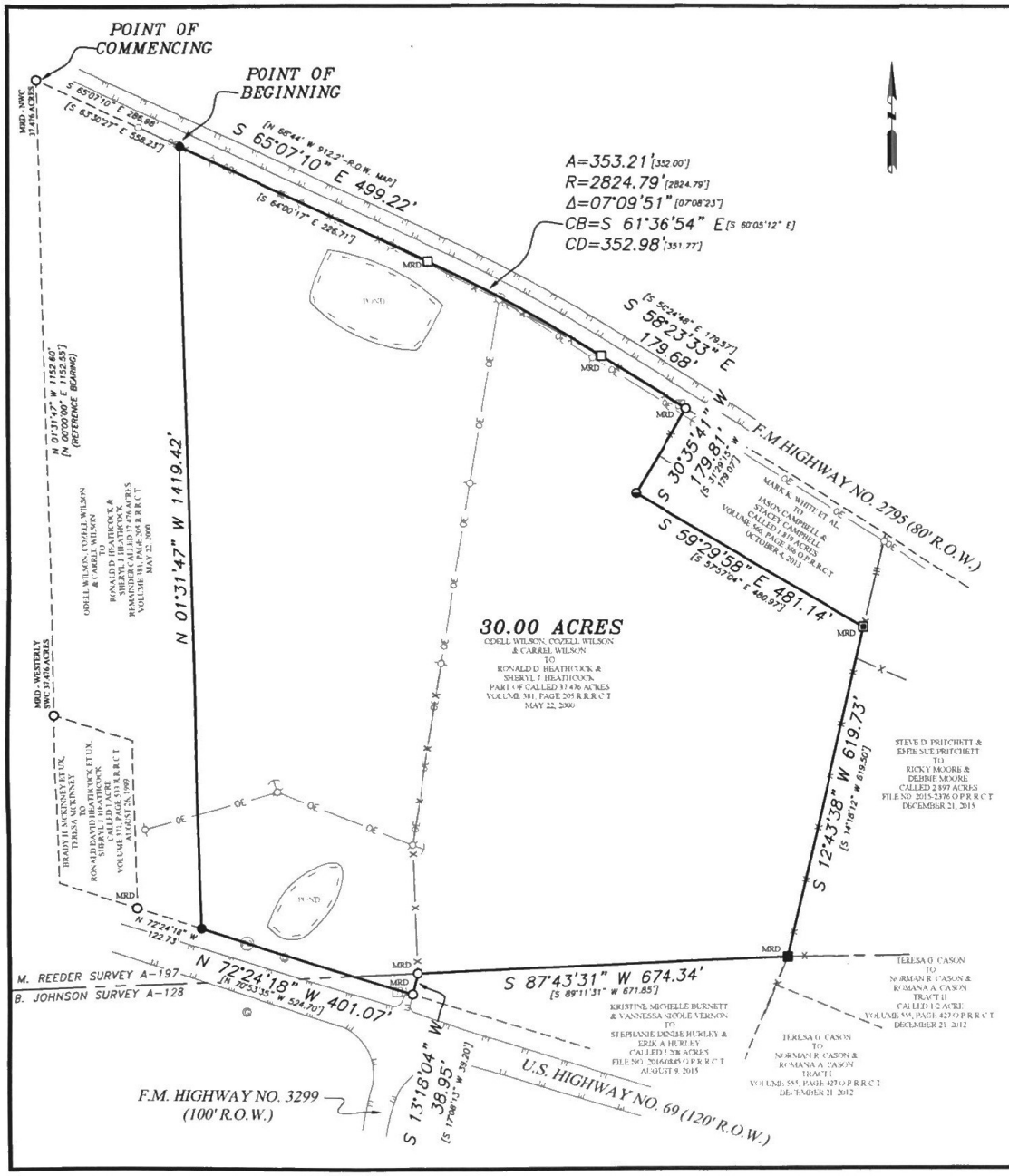

BOUNDARY DESCRIPTION

ALL that certain 30.00 acre lot, tract or parcel of land situated in the Micajah Reeder Survey, Abstract No. 197, and the Bede Johnson Survey, Abstract No. 128, Rains County, Texas, and being part of the same land as a called 37.476 acre tract described in a Warranty Deed from Odell Wilson Cozell Wilson and Carrel Wilson to Ronald D. Heathcock and Sheryl J. Heathcock as recorded in Volume 381, Page 205, Real Records, Rains County, Texas, (R.R.R.C.T.), said 30.00 acre tract being described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the northwest corner of said 37.476 acre tract on the southwest right of way of F.M. Highway No. 2795 (80' R.O.W.), said point bears North 01 Degrees 31 Minutes 47 Seconds West a distance of 1152.60 feet from a 1/2 inch iron rod found at the westerly most southwest corner of said 37.476 acre tract for a reference;

THENCE South 65 Degrees 07 Minutes 10 Seconds East along the northerly most northeast line of said 37.476 acre tract and the southwest right of way of said F.M. Highway No. 2795 a distance of 286.98 feet to a 1/2 inch iron rod with orange cap stamped "Tri-Point Surveying" set at the POINT OF BEGINNING of the herein described tract for a corner;

THENCE South 65 Degrees 07 Minutes 10 Seconds East continuing along the northerly most northeast line of said 37.476 acre tract and the southwest right of way of said F.M. Highway No. 2795 a distance of 499.22 feet to a concrete monument found at the beginning of a curve to the right for a corner;

THENCE continuing along the northerly most northeast line of said 37.476 acre tract and the southwest right of way of said F.M. Highway No. 2795 and along said curve having a central angle of 07 Degrees 09 Minutes 51 Seconds and a radius of 2824.79 feet, being subtended by a chord bearing of South 61 Degrees 36 Minutes 54 Seconds East and chord length of 352.98 feet, for a distance of 353.21 feet to a concrete monument found at the end of said curve for a corner;

THENCE South 58 Degrees 23 Minutes 33 Seconds East continuing along the northerly most northeast line of said 37.476 acre tract and the southwest right of way of said F.M. Highway No. 2795 a distance of 179.68 feet to a 1/2 inch iron rod found at the westerly most northeast corner of said 37.476 acre tract and the northwest corner of a called 1.819 acre tract described in a Warranty Deed from Mark K. White et. al. to Jason Campbell and Stacey Campbell as recorded in Volume 566, Page 386, Official Public Records, Rains County, Texas, (O.P.R.R.C.T.), for a corner;

THENCE South 30 Degrees 35 Minutes 41 Seconds West along the northerly most east line of said 37.476 acre tract and the west line of said 1.819 acre tract a distance of 179.81 feet to a 3/4 inch iron rod found at an ell corner of said 37.476 acre tract and the southwest corner of said 1.819 acre tract for a corner;

THENCE South 59 Degrees 29 Minutes 58 Seconds East along the southerly most northeast line of said 37.476 acre tract and the southwest line of said 1.819 acre tract a distance of 481.14 feet to an angle iron found at the easterly most northeast corner of said 37.476 acre tract, the southeast corner of said 1.819 acre tract and on the west line of a called 2.897 acre tract described in a Warranty Deed from Steve D. Pritchett and Effie Sue Pritchett to Ricky Moore and Debbie Moore as recorded in File No. 2015-2376, O.P.R.R.C.T., for a corner;

THENCE South 12 Degrees 43 Minutes 38 Seconds West along the easterly most east line of said 37.476 acre tract and the west line of said 2.897 acre tract a distance of 619.73 feet to a 6 inch steel fence corner post found at the easterly most southeast corner of said 37.476 acre tract and the southwest corner of said 2.897 acre tract for a corner;

THENCE South 87 Degrees 43 Minutes 31 Seconds West along the easterly most south line of said 37.476 acre tract and the north line of a called 2.208 acre tract described in a Warranty Deed from Kristine Michelle Burnett and Vannessa Nicole Vernon to Stephanie Denise Hurley and Erik A. Hurley as recorded in File No. 2016-0885, O.P.R.R.C.T., a distance of 674.34 feet to a 3/8 inch iron rod found at an ell corner of said 37.476 acre tract and the northwest corner of said 2.208 acre tract for a corner;

THENCE South 13 Degrees 18 Minutes 04 Seconds West along the southerly most east line of said 37.476 acre tract and the west line of said 2.208 acre tract a distance of 38.95 feet to a 3/8 inch iron rod found at the westerly most southeast corner of said 37.476 acre tract and the southwest corner of said 2.208 acre tract and on the north right of way of U.S. Highway No. 69 (120' R.O.W.) for a corner;

THENCE North 72 Degrees 24 Minutes 18 Seconds West along the middle south line of said 37.476 acre tract and the north right of way of said U.S. Highway No. 69 a distance of 401.07 feet to a 1/2 inch iron rod with orange cap stamped "Tri-Point Surveying" set for a corner, from said point, a 1/2 inch iron rod found at the easterly most southwest corner of said 37.476 acre tract bears North 72 Degrees 24 Minutes 18 Seconds West a distance of 122.73 feet for a reference;

THENCE North 01 Degrees 31 Minutes 47 Seconds West across said 37.476 acre tract a distance of 1419.42 feet to the POINT OF BEGINNING and containing 30.00 acres of land, more or less.

FLOOD NOTE: By graphic plotting only, this property DOES NOT appear to lie within a 100 year flood zone area, according to Flood Insurance Rate Map No. 48379C0045D, dated April 17, 2012, published by the Federal Emergency Management Agency.

SURVEYOR'S NOTES:
1. Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone. All distances shown hereon are ground distances. To convert to grid distance, multiply by a combined scale factor of 0.99985559. Reference Bearing is North 01 Degrees 31 Minutes 47 Seconds West a distance of 1152.60 feet between a 1/2 inch iron rod found at the westerly southwest corner of said 37.476 acre tract and a 1/2 inch iron rod found at the northwest corner of said 37.476 acre tract, being recited as North Degrees 00 Minutes 00 Seconds East a distance of 1152.55 feet in Volume 381, Page 205, R.R.R.C.T.
2. All record calls are denoted in [ ] per document recorded in Volume 381, Page 205, R.R.R.C.T., unless otherwise noted.
3. This survey was prepared without the benefit of a title report or title commitment. There may be additional easements or encumbrances affecting this tract that are not shown hereon.

The undersigned does hereby certify that this plat represents an accurate survey made on the ground on June 3, 2019, and the boundaries as located are according to the recorded references shown. Except as shown, this property abuts a public roadway, and there are no visible conflicts, encroachments, or overlapping of improvements. This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

Seller: Ronald D. Heathcock & Sheryl J. Heathcock

Buyer: Bo Day & Johanna Day

GREG CONNAUGHTON R.P.L.S. NO.: 6110

STATE OF TEXAS REGISTERED GREG CONNAUGHTON 6110 PROFESSIONAL LAND SURVEYOR

LEGEND

- 1/2" Iron Rod Found (No Cap)
- 3/4" Iron Rod Found (No Cap)
- 1/2" Iron Rod Set w/Orange Cap Stamped "Tri-Point Surveying"
- Axle Found
- Concrete Monument Found
- 6" Steel Fence Corner Post
- MRD — Monument of Record Dignity
- Fiber Optic Marker
- Gas Pipeline Marker
- Guy Anchor
- Power Pole
- Telephone Pedestal
- Edge of Asphalt
- Barbed Wire Fence
- Pipe Fence
- Overhead Electric
- Edge of Water

Tri-Point Surveying, LLC
903 E. Lennon Dr. Suite 103
Emory, Tx. 75440
Office: 903-473-2117
Email: admin@tri-pointsurveying.com
Firm# 10194270

JOB NUMBER: 19-0510	BOUNDARY SURVEY
DATE: 06/04/19	REVISIONS:
SCALE: 1" = 200'	
SHEET 1 OF 1	