

LAKE FORK

PROPERTY DESCRIPTION

PLAT SHOWING A 0.34 ACRE TRACT
SITUATED IN THE OSCAR ENGLEDOW
SURVEY, ABSTRACT NO. 181, WOOD COUNTY,
TEXAS, AND BEING ALL OF THE SAME LAND
DESCRIBED AS LOT 26 OF HICKORY SHORES
ACCORDING TO THE PLAT THEREOF AS
RECORDED IN VOLUME 9, PAGE 13, PLAT
RECORDS, WOOD COUNTY, TEXAS.

MAYDELL BEVILL GLOAR &
J.D. GLOAR
TO
THE SABINE RIVER
AUTHORITY OF TEXAS
CALLED 150.39 ACRES
VOLUME 713, PAGE 461 D.R.W.C.T.
JANUARY 19, 1976

LAKE FORK
LEASEBACK AREA

[N 40°13' W 209']
[N 44°06'03" W 209.06']

[N 46°05'19" W 285.00']
[N 42°13' W 300']

(REFERENCE BEARING)
[N 82°46'44" E 151.93']

N 78°54'25" E 151.40'

MRD

LOT 25

E 98.54'

[N 2°18'07" W 98.84']

MRD

0.34 ACRES
LOT 26

[N 82°46'44" E 79.96']
[N 78°54'25" E 80.07']

MRD

[N 2°45'56" E 94.97']
N 01°13'39" W 94.68'

MRD

S 80°40'41" W 159.72'

[N 84°33' E 160.00']

MRD

COUNTY ROAD NO. 1947
(PENINSULA DRIVE)
50' WIDE ROAD EASEMENT PER PLAT

LOT 27

LOT 28

LOT 29

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. 48499C0050C, dated September 3, 2010, published by the Federal Emergency Management Agency.

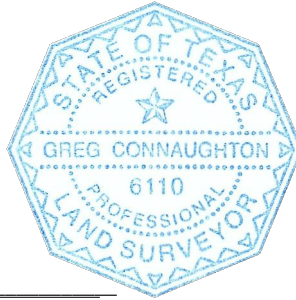
SURVEYOR'S NOTES:

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 0.99985875. Reference Bearing is North 78 Degrees 54 Minutes 25 Seconds East a distance of 231.47 feet between an SRA T-iron rod found (M21-K-35, no cap) at the northwest corner of Lot 27 and a 1/2 inch iron rod found at the northeast corner of Lot 26, being recited as North 82 Degrees 46 Minutes 44 Seconds East a distance of 231.89 feet in Volume 9, Page 13, P.R.W.C.T.
2. All record calls are denoted in [] per plat recorded in Volume 9, Page 13, P.R.W.C.T.
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 August 15, 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.

Client: James Cave Estate

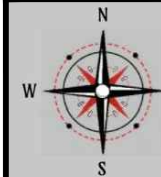
[Signature]



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

LEGEND

- | | | |
|-----|--------------------------------|-------------------|
| ○ | 1/2" Iron Rod Found (No Cap) | Edge of Asphalt |
| ● | 1/2" Iron Rod Set w/Orange Cap | Pipe Fence |
| □ | Stamped "Tri-Point Surveying" | Overhead Electric |
| □ | 3/8" Iron Rod Found (No Cap) | OE |
| ● | SRA T-Iron Found | Edge of Water |
| MRD | Monument of Record Dignity | |
| EM | Electric Meter | |
| ○ | Power Pole | |



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: 19-0725

BOUNDARY SURVEY

DATE: 08/16/19

REVISIONS:

SCALE: 1" = 50'

SHEET 1 OF 1