



DESCRIPTION

All that certain lot, tract or parcel of land situated in the Sarah Norris Survey, Abstract No. 689, Hopkins County, Texas, and being part of a tract of land described in a Deed to Randall Kane Frazier, et ux, as recorded in Volume 904, Page 508 of the Official Public Records of Hopkins County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the centerline of County Road No. 3311 at the Southwest corner of said Frazier tract;

THENCE N. 02 deg. 11 min. 28 sec. W. along the centerline of said road, a distance of 416.16 feet to a point for corner;

THENCE N. 88 deg. 34 min. 09 sec. E. passing a 1/2" iron rod set at a distance of 35.80 feet and continuing along a fence line, a total distance of 288.97 feet to a wood fence corner post for corner;

THENCE S. 81 deg. 12 min. 07 sec. E., a distance of 504.69 feet to a 1/2" iron rod set near a wood post for corner;

THENCE S. 04 deg. 11 min. 33 sec. W. a distance of 17.00 feet to a large wood fence corner post for corner;

THENCE S. 76 deg. 42 min. 56 sec. E. a distance of 16.69 feet to a large wood fence corner post for corner;

THENCE N. 88 deg. 23 min. 21 sec. E. along a fence line, a distance of 1044.04 feet to a 1/2" iron rod set for corner in a fence line;

THENCE S. 22 deg. 59 min. 39 sec. W. along a fence line, a distance of 286.48 feet to a 1/2" iron rod set for corner in said fence line and being in the South line of said Frazier tract;

THENCE S. 86 deg. 58 min. 41 sec. W. with the South line of said Frazier tract, passing a pipe fence corner post at a distance of 1685.00 feet and continuing for a total distance of 1720.83 feet to the POINT OF BEGINNING and containing 13.00 acres of land more or less.

NOTES

- 1) BEARING SOURCE: GPS GRID NORTH
- 2) Survey prepared with benefit of Title Commitment, G.F. No. 1519300-HC, Effective Date SEPT. 11, 2013.
- 3) The following easements DO AFFECT this tract: V. 303, P. 487.

I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat, the improvements are within the boundaries of the property, set back from the property lines the distances indicated and there are NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat hereon.

David W. Fite, R.P.L.S. No. 5837

LEGEND

- ⊗ POWER POLE
- ⊙ LIGHT POLE
- ⊙ ANCHOR
- ⊙ ELEC. METER
- ⊙ GAS METER
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE PEDESTAL
- ⊙ SUBSURFACE UTILITY BOX
- ⊙ ELECTRIC TRANSFORMER

DAVID FITE SURVEYING

SCALE: 1" = 100'
DATE: 9-11-2013
JOB NO. DF150389 OF NO. 1519300-HC
DRAWN: D.W.F. CHECK: D.W.F.
3480 COUNTY ROAD 3307 PH. NO. 903-355-8178
GREENVILLE, TX 75402 FAX NO. 903-454-7478
E-MAIL: dfite@dfite.com

