

LEGEND

CM CONTROLLING MONUMENT  
1/2" IRON ROD FOUND (BY-LINE)  
1/2" IRON ROD SET (BY-LINE)  
1/2" IRON ROD FOUND (COOPER)  
POWER POLE  
A/C AIR CONDITIONING  
WATER METER  
AXLE FOUND  
60D NAIL FOUND  
1/2" IRON ROD FOUND (BENT)  
UNDERGROUND ELECTRIC  
FIRE HYDRANT  
GAS METER  
WATER VALVE

CONCRETE  
WOOD  
COVERED CARPORT, PORCH, DECK, ETC.  
OVERHEAD ELECTRIC  
PIPE FENCE  
METAL FENCE  
WOOD FENCE  
BARBED WIRE FENCE  
CHAINLINK FENCE  
OVERHEAD ELECTRIC  
ELECTRIC PEDESTAL  
CLEANOUT  
SEPTIC LID  
ASPHALT PAVING  
GRAVEL/ROCK  
ROAD OR DRIVE

LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the Lucy Ann Collum Survey, Abstract No. 164, Hopkins County, Texas, and being a part of that certain called 31 acre tract of land conveyed from Chas. Wright to J. W. Askew, by Warranty Deed, as recorded in Volume 249, Page 167, Deed Records, Hopkins County, Texas, being part of Lot 8, and Lot 9, Sub Division of a 69.70 acre tract, as recorded in Volume 3, Page 31, Map Records, Hopkins County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner at the Northeast corner of said Lot 8, the Southeast corner of Lot 7, Sub Division of a 69.70 acre tract, and the Southeast corner of a 15.62 acre tract of land, called Tract 2, surveyed on the 4th day of February, 2021, said point lying in a West line of a 55.491 acre tract of land conveyed to David Allen et ux, by deed recorded in File #20204302, Official Public Records, Hopkins County, Texas, from said point, on an axle found for witness, bears South 87 Degrees 39 Minutes 07 Seconds West, a distance of 0.32 feet, and a 1/2 inch iron rod found at a Northwest corner of said 55.491 acre tract, bears North 02 Degrees 13 Minutes 27 Seconds West, a distance of 844.67 feet;

THENCE, South 02 Degrees 13 Minutes 27 Seconds East, along the East line of said Lot 8, and a West line of said 55.491 acre tract, passing at a distance of 91.86 feet, a 1/2 inch iron rod found marked (Cooper) at the Southeast corner of said 55.491 acre tract, and the Northwest corner of a 20.202 acre tract of land conveyed to Maria Tovar, by deed recorded in File #20176424, Official Public Records, Hopkins County, Texas, and continuing the same course, passing the Southeast corner of said Lot 8, and the Northeast corner of said Lot 9, and continuing the same course, passing a Southeast corner of said Lot 9, and the Northeast corner of said 31 acre tract, and continuing the same course, passing at a distance of 1,777.68 feet, a 1/2 inch iron rod set marked (BY-LINE) for witness, and continuing the same course in all a total distance of 1,816.84 feet to a point for corner in the East line of said 31 acre tract, in the West line of said 20.202 acre tract, in County Road No. 3344, and the Northeast corner of a 17.05 acre tract of land surveyed out this 22nd day of March, 2021, from said point, a 1/2 inch iron rod set marked (BY-LINE) for witness, in the East line of said 31 acre tract, in the East line of said 17.05 acre tract, and in the West line of said 20.202 acre tract, bears South 02 Degrees 13 Minutes 27 Seconds East, a distance of 29.47 feet;

THENCE, North 34 Degrees 22 Minutes 23 Seconds West, along the North line of said 17.05 acre tract, and said County Road No. 3344, a distance of 533.69 feet to a point for corner in the North line of said 17.05 acre tract, in said County Road No. 3344, and the beginning of a curve to the left, with a radius of 400.00 feet, a delta angle of 21 Degrees 17 Minutes 38 Seconds, the chord of which bears North 45 Degrees 01 Minutes 12 Seconds West, for a chord distance of 147.81 feet;

THENCE, continuing along the North line of said 17.05 acre tract, said County Road No. 3344, and along the arc of said curve, for an arc length of 148.66 feet to a point for corner in the North line of said 17.05 acre tract, in said County Road No. 3344, and at the end of said curve;

THENCE, North 55 Degrees 40 Minutes 01 Seconds West, continuing along the North line of said 17.05 acre tract, and said County Road No. 3344, a distance of 634.25 feet to a point for corner in the North line of said 17.05 acre tract, and in said County Road No. 3344;

THENCE, North 48 Degrees 20 Minutes 16 Seconds West, continuing along the North line of said 17.05 acre tract, and said County Road No. 3344, a distance of 80.08 feet to a point for corner in the North line of said 17.05 acre tract, and in said County Road No. 3344;

THENCE, North 31 Degrees 59 Minutes 35 Seconds West, continuing along the North line of said 17.05 acre tract, and said County Road No. 3344, a distance of 93.07 feet to a mag nail set at an all corner of said 31 acre tract, a Northeast corner of a 185.50 acre tract of land, called Tract XXXV, conveyed to Van Rijn Land Investments, L.L.C., by deed recorded in File #20163820, Official Public Records, Hopkins County, Texas, the Northwest corner of said 17.05 acre tract, and in said County Road No. 3344, from said point, a 1/2 inch iron rod found (bent) for witness, bears South 34 Degrees 28 Minutes 53 Seconds West, a distance of 12.83 feet;

THENCE, South 88 Degrees 53 Minutes 35 Seconds West, along a South line of said 31 acre tract, and a North line of said 185.50 acre tract, a distance of 34.75 feet to a point for corner at a Southwest corner of said 31 acre tract, a Southeast corner of said Lot 9, and the Southeast corner of a 16.21 acre tract of land surveyed out this 22nd day of March, 2021, said point lying on the South side of County Road No. 3342, from said point, a 1/2 inch iron rod found (bent) for witness, bears South 88 Degrees 53 Minutes 35 Seconds West, a distance of 2,332.27 feet;

THENCE, North 01 Degrees 01 Minutes 01 Seconds West, along a West line of said 31 acre tract, on East line of said Lot 9, the East line of said 16.21 acre tract, and said County Road No. 3344, passing the Northwest corner of said 31 acre tract, and an all corner of said Lot 9, and continuing the same course, passing the North line of said Lot 9, and the South line of said Lot 8, and continuing the same course in all a total distance of 739.73 feet to a point for corner in the North line of said Lot 8, in the South line of said Lot 7, the Northeast corner of said 16.21 acre tract, the Southeast corner of a 15.23 acre tract of land conveyed to Taleo Crosby et al, by deed recorded in File #20211038, Official Public Records, Hopkins County, Texas, and the Southwest corner of said 15.62 acre tract, said point lying in said County Road No. 3344, from said point, a 1/2 inch iron rod found marked (BY-LINE) in the North line of said Lot 8, in the North line of said 16.21 acre tract, in the South line of said Lot 7, and in the South line of said 15.23 acre tract, bears South 87 Degrees 39 Minutes 07 Seconds West, a distance of 17.82 feet, and a 1/2 inch iron rod found marked (BY-LINE) at the Northwest corner of said Lot 8, the Northwest corner of said 16.21 acre tract, the Southwest corner of said Lot 7, and the Southwest corner of said 15.23 acre tract, bears South 87 Degrees 39 Minutes 07 Seconds West, a distance of 976.76 feet;

THENCE, North 87 Degrees 39 Minutes 07 Seconds East, along the North line of said Lot 8, the South line of said Lot 7, and the South line of said 15.62 acre tract, passing at a distance of 16.53 feet, a 1/2 inch iron rod found marked (BY-LINE) for witness, and continuing the same course in all a total distance of 1,016.96 feet to the POINT OF BEGINNING and CONTAINING 28.26 acres of land.

I, Wayne Beets II RPLS No. 6039, do hereby certify to: Janet Martin Realty, as client: That the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated, and EXCEPT AS SHOWN, all improvements are located within the boundaries, 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.

28.26 ACRES  
LUCY ANN COLLUM SURVEY, ABSTRACT NO. 164  
HOPKINS COUNTY, TEXAS  
COUNTY ROAD NO. 3342 AND  
COUNTY ROAD NO. 3344

DATE: 03/22/21

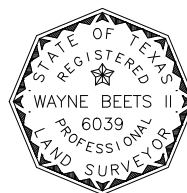
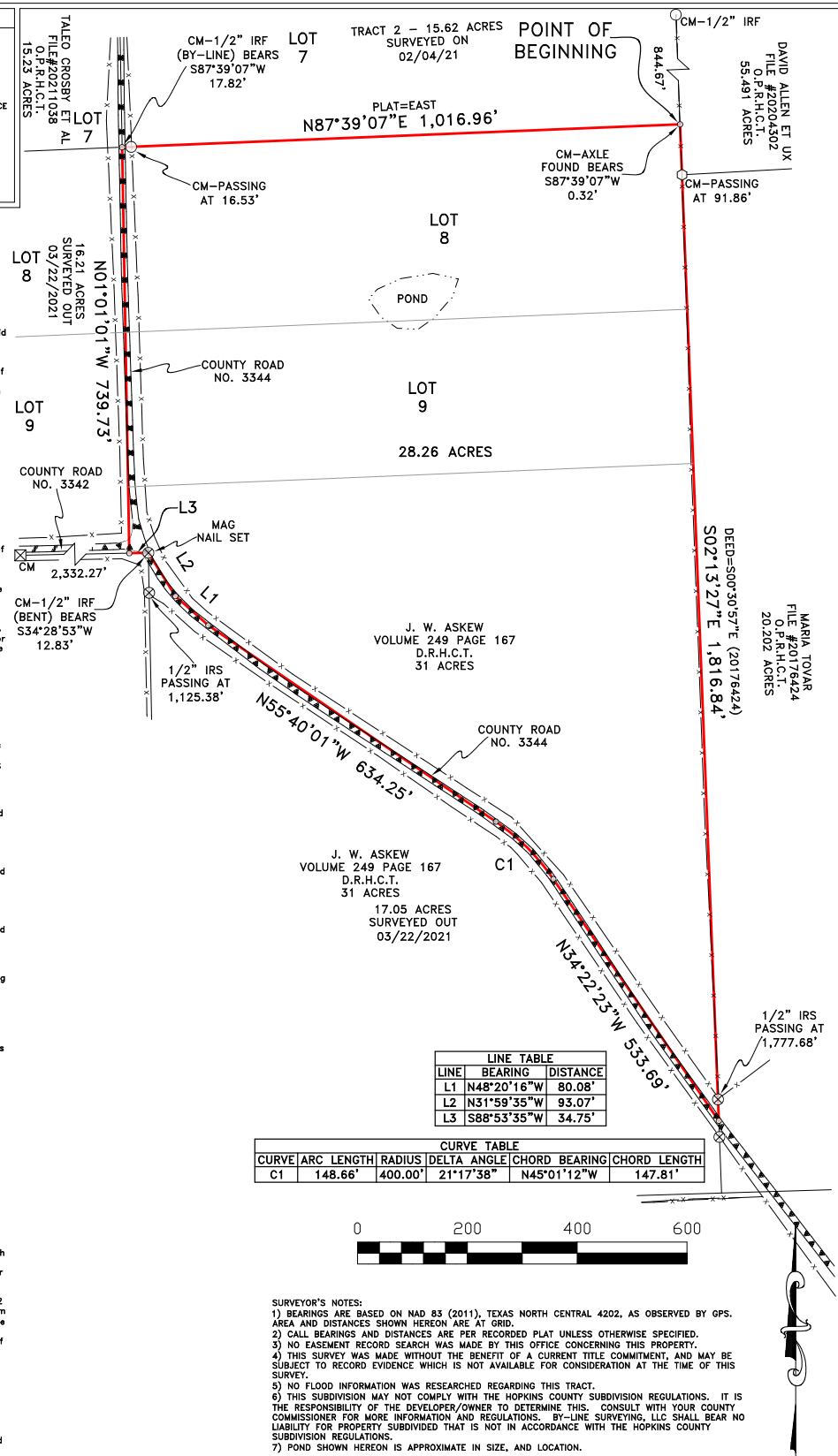
SCALE: 1" = 200'

JOB NO.: 2021-312

CLIENT: JMR

TECHNICIAN: LER

BY: Wayne Beets II  
WAYNE BEETS II  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6039



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