



LEGAL DESCRIPTION

Being a tract of land situated in the Thomas Lee Survey, Abstract Number 550, Hopkins County, Texas, same being that tract of land conveyed to Heath Hammond, a single man, by deed recorded in Volume 649, Page 920, Deed Records, Hopkins County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found for corner, said corner being a Southeast corner of that tract of land conveyed to Andres Santos Garcia and wife, Victoria Mora Garcia, by deed recorded in Volume 583, Page 83, Deed Records, Hopkins County, Texas;

THENCE North 88 degrees 49 minutes 31 seconds East, along a South line of said Garcia tract, passing at a distance of 206.10 feet to a fence post found on-line for reference, continuing along said South line, a total distance of 208.33 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being an "ell" corner of said Garcia tract;

THENCE South 01 degrees 10 minutes 29 seconds East, along a West line of said Garcia tract, a distance of 622.22 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being a Southwest corner of said Garcia tract, and being along the North line of Gerald L. Ragan and Milford R. Ragan, by deed recorded in Volume 371, Page 205, Deed Records, Hopkins County, Texas;

THENCE North 87 degrees 59 minutes 28 seconds West, along the North line of said Ragan tract, a distance of 461.12 feet to a 100d nail set in County Road 1193 (public right-of-way) for corner, said corner being the Northwest corner of said Ragan tract;

THENCE North 00 degrees 37 minutes 52 seconds West, along the approximate centerline of said County Road 1193, a distance of 788.24 feet to a 100d nail set in said County Road 1193, and being along the Southeast line of F.M. 2081 (public right-of-way), and being the beginning of a curve to the left, having a radius of 415.08 feet, a delta of 44 degrees 25 minutes 24 seconds, and a chord bearing and distance of North 40 degrees 17 minutes 20 seconds East, 313.83 feet;

THENCE along said curve to the left, along the Southeast line of said F.M. 2081, an arc length of 321.83 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner;

THENCE South 88 degrees 49 minutes 31 seconds West, a distance of 37.46 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being a Northwest corner of said Garcia tract;

THENCE South 01 degrees 10 minutes 29 seconds East, along the West line of said Garcia tract, a distance of 394.44 feet to the POINT OF BEGINNING and containing 352,495 square feet or 8.09 acres of land.

SURVEYOR'S CERTIFICATE

I do hereby certify this survey to be TRUE and CORRECT as surveyed on the ground under my supervision this 24th day of July, 2018, and this plat represents all the facts found at the time of said survey. All visible improvements, easements, encroachments, and corners are shown hereon.

William V. Perry
WILLIAM V. PERRY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4699

SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL, AS OBSERVED BY GPS.
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
3) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.

8.09 ACRES							
THOMAS LEE SURVEY, ABSTRACT NO. 550							
HOPKINS COUNTY, TEXAS							
16 COUNTY ROAD 1193							
SCALE	DATE	JOB NO.	G.F. NO.	DRAWN	REV	BY	REV
1" = 100'	07/24/18	1814666	32593	JA			

CM CONTROLLING MONUMENT		LEGEND	
○ 1/2" IRON ROD FOUND	● POWER POLE	○ CHAIN LINK FENCE	
⊗ 1/2" IRON ROD SET MARKED (CBG INC)	⊗ A/C AIR CONDITIONING	□ WOOD FENCE	
○ 1" IRON PIPE FOUND	⊗ WATER METER	⊗ BARBED WIRE	
□ POINT FOR CORNER	⊗ GAS METER	⊗ IRON FENCE	
⊗ FENCE POST FOUND	⊗ WATER VALVE	⊗ PIPE FENCE	
▲ UNDERGROUND ELECTRIC	⊗ FH FIRE HYDRANT	⊗ OVERHEAD TELE/CABLE SERVICE	
△ OVERHEAD ELECTRIC	⊗ CONCRETE MONUMENT FOUND	⊗ OVERHEAD POWER LINE	
⊗ 100D NAIL SET	⊗ ASPHALT PAVING	⊗ COVERED PORCH, DECK OR CARPORT	
⊗ GRAVEL/ROCK ROAD OR DRIVE	⊗ WOOD DECK OR PORCH		

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STATE OF TEXAS
REGISTERED
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