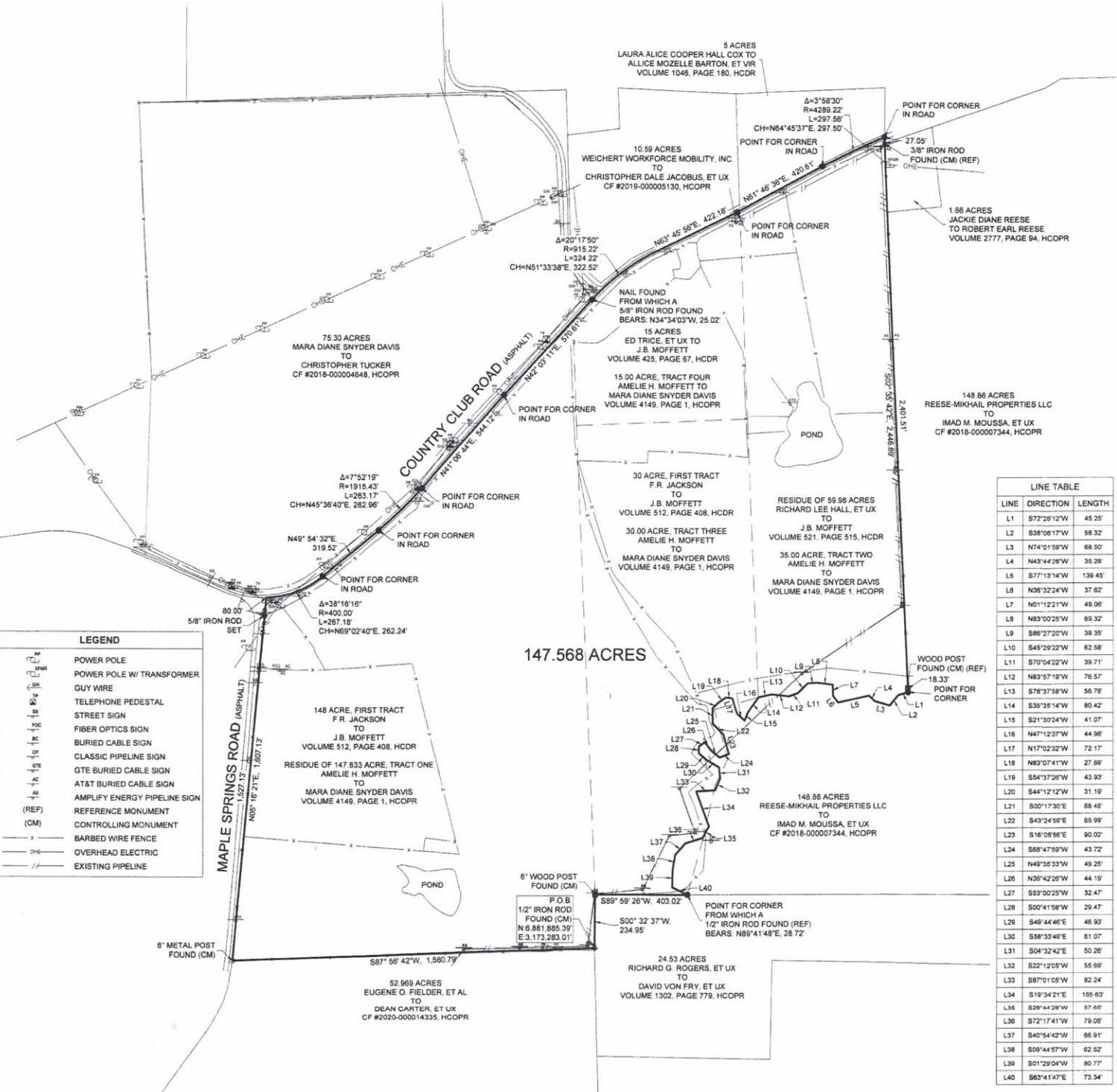
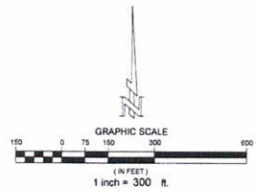


NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE
2. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE
3. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT, EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
4. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S72°26'12"W	45.25
L2	S38°06'17"W	58.32
L3	N74°01'59"W	68.50
L4	N43°44'28"W	35.28
L5	S77°13'14"W	139.45
L6	N38°32'24"W	37.62
L7	N01°12'21"W	49.06
L8	N83°00'25"W	69.32
L9	S86°27'20"W	39.35
L10	S45°29'22"W	62.58
L11	S70°42'22"W	39.71
L12	N83°57'19"W	76.57
L13	S78°37'58"W	56.78
L14	S35°35'14"W	80.42
L15	S21°30'24"W	41.07
L16	N47°12'37"W	44.96
L17	N17°02'32"W	72.17
L18	N83°07'41"W	27.89
L19	S54°37'28"W	43.93
L20	S44°12'12"W	31.19
L21	S00°17'30"E	68.45
L22	S43°24'59"E	65.99
L23	S16°08'56"E	90.02
L24	S88°47'59"W	43.72
L25	N49°35'33"W	49.25
L26	N36°42'28"W	44.19
L27	S53°00'25"W	32.47
L28	S00°41'58"W	29.47
L29	S49°44'46"E	46.93
L30	S58°33'46"E	81.07
L31	S04°32'42"E	50.26
L32	S22°12'05"W	55.69
L33	S87°01'05"W	82.24
L34	S19°34'21"E	165.63
L35	S28°44'38"W	57.46
L36	S72°17'41"W	79.05
L37	S40°54'42"W	66.91
L38	S09°44'57"W	62.52
L39	S01°29'04"W	80.77
L40	S63°41'47"E	73.34

LEGEND	
	POWER POLE
	POWER POLE W/ TRANSFORMER
	GUY WIRE
	TELEPHONE PEDESTAL
	STREET SIGN
	FIBER OPTICS SIGN
	BURIED CABLE SIGN
	CLASSIC PIPELINE SIGN
	GTE BURIED CABLE SIGN
	AT&T BURIED CABLE SIGN
	AMPLIFY ENERGY PIPELINE SIGN
	REFERENCE MONUMENT
	CONTROLLING MONUMENT
	BARBED WIRE FENCE
	OVERHEAD ELECTRIC
	EXISTING PIPELINE

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT, (ART. 5282, V.T.C.S.)

BRET READ
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6610

FEBRUARY 22, 2021
DATE



PLAT OF SURVEY OF
147.568 ACRES
IN THE RICHARD HOOPER SURVEY, A-304
HARRISON COUNTY, TEXAS



360 SURVEYING
P.O. BOX 176, HALLSVILLE, TEXAS 76603
(803) 387-2577 WWW.360SURV.COM
TBP.LS 10194293

FEB 22, 2021 [DRAWN BY: MTW] CHECKED BY: JBR JOB #1600-012

METES AND BOUNDS DESCRIPTION 147.568 ACRES

All that certain tract or parcel containing 147.568 acres of land in the Richard Hooper Survey, A-304, Harrison County, Texas, being all of the following four (4) tracts: (1) the residue of a tract which was called 147.833 acre, Tract One, (2) a tract which was called 35.00 acre, Tract Two, (3) a tract which was called 30.00 acre, Tract Three and (4) a tract which was called 15.00 acre, Tract Four, all four tracts being conveyed from Amelie H. Moffett to Mara Diane Snyder Davis, by an instrument of record in Volume 4149, Page 1, HCOPR, said 147.568 acres being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, North Central Zone, to wit:

BEGINNING at a 1/2" iron rod found for a southeast corner, being the southeast corner of said Tract One and northeast corner of a tract which was called 52.969 acres conveyed from Eugene O. Fielder, et al to Dean Carter, et ux, by an instrument of record in Clerks File #2020-000014335, HCOPR, lying in the west line of a tract which was called 24.53 acres conveyed from Richard G. Rogers, et ux to David Von Fry, et ux, by an instrument of record in Volume 1302, Page 779, HCOPR;

THENCE S87°56'42"W, 1,580.79 feet along the common line of said Tract One and said 24.53 acre tract to a 6" metal fence corner post found for southwest corner, being the southwest corner of said Tract One and northwest corner of said 24.53 acre tract, lying in the east right of way (R-O-W) line of Maple Springs Road;

THENCE N05°16'21"E, along the common line of said Tract One and Maple Springs Road, at 1527.13 feet pass a 5/8" iron rod set for reference and continuing for a distance in all of 1,607.13 feet to a point for northwest corner, being an interior corner of said Tract One and the beginning of a curve, lying in the south line of a tract which was called 75.30 acres conveyed from Mara Diane Snyder Davis to Christopher Tucker, by an instrument of record in CF #2018-000004648, HCOPR and generally in the centerline of County Club Road;

THENCE departing Maple Springs Road, 267.18 feet along the arc of a curve to the left and common line of said Tract One, said 75.30 acre tract and County Club Road, (Delta= 38°16'16", Radius= 400.00 feet, Chord= N69°02'40"E, 262.24 feet), to a point for corner, being an angle point of said Tract One and said 75.30 acre tract;

THENCE N49°54'32"E, 319.52 feet continuing along said common line to the beginning of a curve;

THENCE 263.17 feet along the arc of a curve to the left and said common line, (Delta= 07°52'19", Radius= 1,915.43 feet, Chord= N45°36'40"E, 262.96 feet), to a point for corner, being an angle point of said Residue Tract and said 75.30 acre tract;

THENCE N41°06'44"E, 544.12 feet continuing along said common line to a point for corner, being an angle point of said Residue Tract and said 75.30 acre tract;

THENCE N42°03'11"E, 570.61 feet along the common line of said Residue Tract, said 75.30 acre tract, said Tract Four and County Club Road to a nail found for southeast corner of said 75.30 acre tract and the beginning of a curve, from which a 5/8" iron rod found bears: N34°34'03"W, 25.02 feet;

THENCE 324.22 feet along the arc of a curve to the right along the common line of said Tract Four and County Club Road, (Delta= 20°17'50", Radius= 915.22 feet, Chord= N51°33'38"E, 322.52 feet), to a point for corner;

THENCE N63°45'56"E, 422.18 feet continuing along said common line to a point for corner, being an angle point of said Residue Tract;

THENCE N61°46'36"E, 420.61 feet along the common line of said Tract Four, said Tract Two and County Club Road and the beginning of a curve;

THENCE 297.56 feet along the arc of a curve to the right and said common line, (Delta= 03°58'30", Radius= 4,289.22 feet, Chord= N64°45'37"E, 297.50 feet), to a point for northeast corner;

THENCE departing County Club Road, S02°35'42"E, along the east line of said Tract Two, at 27.05 feet pass a 3/8" iron rod found for reference and northwest corner of a tract which was called 1.66 acres conveyed from Jackie Diane Reese to Robert Earl Reese, by an instrument of record in Volume 2777, Page 94, HCOPR, continuing along the common line of said Tract Two, said 1.66 acre tract and a tract which was called 148.86 acres conveyed from Reese-Mikhail Properties, LLC to Imad M. Moussa, et ux, by an instrument of record in Clerks File #2018-000007344, HCOPR, at 2,428.56 feet pass a wood fence corner post found for reference of said 148.86 acre tract and continuing along the common line of said Tract Two and said 148.86 acre tract for a distance in all of 2,446.89 feet to a point for southeast corner, being an interior corner of said 148.86 acre tract, generally lying in the centerline of a creek;

THENCE the following forty (40) calls along the common line of said Tract Two, said Tract Three and the westerly line of said 148.86 acre tract, generally along the centerline of said creek;

- | | | |
|------------------------------|------------------------------|-------------------------------|
| 1) S72°26'12"W, 45.25 feet; | 14) S35°35'14"W, 80.42 feet; | 27) S53°00'25"W, 32.47 feet; |
| 2) S38°06'17"W, 58.32 feet; | 15) S21°30'24"W, 41.07 feet; | 28) S00°41'58"W, 29.47 feet; |
| 3) N74°01'59"W, 68.50 feet; | 16) N47°12'37"W, 44.98 feet; | 29) S49°44'46"E, 46.93 feet; |
| 4) N43°44'28"W, 35.28 feet; | 17) N17°02'32"W, 72.17 feet; | 30) S58°33'49"E, 61.07 feet; |
| 5) S77°13'14"W, 139.45 feet; | 18) N83°07'41"W, 27.89 feet; | 31) S04°32'42"E, 50.26 feet; |
| 6) N36°32'24"W, 37.62 feet; | 19) S54°37'26"W, 43.93 feet; | 32) S22°12'05"W, 55.69 feet; |
| 7) N01°12'21"W, 49.06 feet; | 20) S44°12'12"W, 31.19 feet; | 33) S87°01'05"W, 82.24 feet; |
| 8) N83°00'25"W, 69.32 feet; | 21) S00°17'30"E, 68.45 feet; | 34) S19°34'21"E, 165.63 feet; |
| 9) S86°27'20"W, 39.35 feet; | 22) S43°24'59"E, 65.99 feet; | 35) S28°44'28"W, 57.65 feet; |
| 10) S45°29'22"W, 62.58 feet; | 23) S16°08'56"E, 90.02 feet; | 36) S72°17'41"W, 79.05 feet; |
| 11) S70°04'22"W, 39.71 feet; | 24) S68°47'59"W, 43.72 feet; | 37) S40°54'42"W, 66.91 feet; |
| 12) N83°57'19"W, 76.57 feet; | 25) N49°35'33"W, 49.25 feet; | 38) S09°44'57"W, 62.52 feet; |
| 13) S78°37'58"W, 56.78 feet; | 26) N36°42'26"W, 44.19 feet; | 39) S01°29'04"W, 80.77 feet; |

40) S63°41'47"E, 73.34 feet to a point for a southeast corner, being the southeast corner of said Tract Three and southwest corner of said 148.86 acre tract, lying in the north line of said 24.53 acre tract, from which a 1/2" iron rod found for reference of said 148.86 acre tract bears: N89°41'48"E, 28.72 feet;

THENCE S89°59'26"W, 403.02 feet along the common line of said Tract Three and said 24.53 acre tract to 6" wood fence corner post found for interior corner, being the southwest corner of said Tract Three and northwest corner of said 24.53 acre tract, lying in the east line of said Tract One;

THENCE S00°32'37"W, 234.95 feet along the common line of said Tract One and said 24.53 acre tract to a to the PLACE OF BEGINNING, containing 147.568 acres of land, more or less. A certified plat has been prepared under the same job number as a part of this professional service.



Compiled By:
360 Surveying
2802 Gilmer Rd, Ste 5
Longview, Texas 75604

TBPLS 10194293
Job No. 1600-012
Date: February 22, 2021