

LEGEND	
CM CONTROLLING MONUMENT	OHT - OVERHEAD TELEPHONE
1/2" IRON ROD FOUND	OHP - OVERHEAD ELECTRIC
1/2" IRON ROD SET (ROCKIN B)	PIPE FENCE
POINT FOR CORNER	METAL FENCE
1/2" IRON PIPE FOUND	WOOD FENCE
POWER POLE	BARBED WIRE FENCE
WATER METER	CHAINLINK FENCE
CONCRETE R.O.W. MON	OVERHEAD ELECTRIC
600 NAIL FOUND	GUY WIRE
FH FIRE HYDRANT	ELECTRIC PEDESTAL
GAS METER	TELEPHONE PEDESTAL
WATER VALVE	CLEANOUT (S) SEPTIC LID
	ASPHALT PAVING GRAVEL/ROCK ROAD OR DRIVE



TRACT ONE - LEGAL DESCRIPTION

Being a 10.862 acre tract or parcel of land situated in the K.H. Douglass Survey, Abstract No. 190, Henderson County, Texas, and being part of that certain called 14.509 acre tract of land conveyed to Johnny C. Tennison et ux, recorded in Volume 2263, Page 68, Deed Records of Henderson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set (ROCKIN B) on the South margin of Farm Road No. 316, at the Northwest corner of said 14.509 acre tract, and at the Northeast corner of that certain called 14.525 acre tract, conveyed to Darrell D. Yarbrough et ux, recorded in Volume 2104, Page 663, Deed Records of Henderson County, Texas;

THENCE North 89 Degrees 14 Minutes 43 Seconds East, with the South margin of Farm Road No. 316 and with the North line of said 14.509 acre tract, a distance of 57.91 feet to a 1/2" iron rod set (ROCKIN B), at the most Northerly Northeast corner of this 10.862 acre tract and the Northwest corner of a 3.635 acre tract, Tract Two, surveyed this same day;

THENCE over and across said 14.509 acre tract and with the West and Southwest lines of said 3.635 acre tract as follows:

South 00 Degrees 11 Minutes 44 Seconds East, a distance of 589.85 feet to a 1/2" iron rod set (ROCKIN B),

South 41 Degrees 38 Minutes 16 Seconds East, a distance of 323.44 feet to a 1/2" iron rod set (ROCKIN B), and

North 85 Degrees 51 Minutes 53 Seconds East, a distance of 263.63 feet to a 1/2" iron rod found, at an interior ell corner of said 14.509 acre tract, the Southeast corner of said 3.635 acre tract, and the Southwest corner of that certain called 14.025 acre tract of land, conveyed to Johnny W. Horton et ux, recorded in Volume 1625, Page 881, Deed Records of Henderson County, Texas;

THENCE North 89 Degrees 53 Minutes 33 Seconds East, with a North line of said 14.509 acre tract and with the South line of said 14.025 acre tract, a distance of 60.71 feet to a 1/2" iron rod found, at a Northeast corner of said 14.509 acre tract and the Northwest corner of that certain called 14.03 acre tract of land, conveyed to Casey S. Tanner and Melanie Tanner, recorded in Document No. 2022-10175, Official Public Records of Henderson County, Texas;

THENCE South 00 Degrees 57 Minutes 16 Seconds East, with an East line of said 14.509 and with the West line of said 14.03 acre tract, passing the Southwest corner of said 14.03 acre tract and the Northwest corner of that certain called 15.00 acre tract of land, conveyed to Patsy Peacock, recorded in Volume 940, Page 466, Deed Records of Henderson County, Texas, continuing on with said common line, a total distance of 824.34 feet to a point for the Southeast corner of said 14.509 acre tract and the Northeast corner of that certain called 119.75 acre tract of land, conveyed to Leon Johnson, recorded in Volume 2617, Page 11, Deed Records of Henderson County, Texas, from which a 1/2" iron rod found bears, South 00 Degrees 57 Minutes 16 Seconds East, a distance of 167.85;

THENCE South 89 Degrees 49 Minutes 15 Seconds West, with the South line of said 14.509 acre tract and with the North line of said 119.75 acre tract, passing a 1/2" iron rod found, at a distance of 26.11 feet, continuing on with said common line, a total distance of 434.68 feet to a 1/2" iron rod found for the Southwest corner of said 14.509 acre tract and the Southeast corner of said 14.525 acre tract, from which a 1/2" iron rod found bears, South 89 Degrees 49 Minutes 15 Seconds West, a distance of 2,005.87 feet;

THENCE North 09 Degrees 36 Minutes 10 Seconds West, with a West line of said 14.509 acre tract and with an East line of said 14.525 acre tract, a distance of 1,051.86 feet to a 1/2" iron rod found, at an angle corner of said 14.509 acre tract and an angle corner of said 14.525 acre tract;

THENCE North 00 Degrees 11 Minutes 44 Seconds West, continuing with said common line, a distance of 600.15 feet to the POINT OF BEGINNING and CONTAINING 10.862 acres of land.

LEGAL DESCRIPTION

Being a 3.635 acre tract or parcel of land situated in the K.H. Douglas Survey, Abstract No. 190, Henderson County, Texas, and being part of that certain called 14.509 acre tract of land conveyed to Johnny C. Tennison et ux, recorded in Volume 2263, Page 68, Deed Records of Henderson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found on the South margin of Farm Road No. 316, at the most Northerly Northeast corner of said 14.509 acre tract, and at the Northwest corner of that certain called 2.52 acre tract, conveyed to Michael Arbour, recorded in Document No. 2011-7173, Official Public Records of Henderson County, Texas;

THENCE South 01 Degrees 09 Minutes 14 Seconds East, with an East line of said 14.509 acre tract and with the West line of said 2.52 acre tract, a distance of 558.32 feet to a 1/2" iron rod found for an interior ell corner of said 14.509 acre tract and the Southwest corner of said 2.52 acre tract;

THENCE North 88 Degrees 27 Minutes 57 Seconds East, with a North line of said 14.509 acre tract and with the South line of said 2.52 acre tract, a distance of 376.17 feet to a 1/2" iron rod found a Northeast corner of said 14.509 acre tract and in the West line of that certain called 14.025 acre tract of land, conveyed to Johnny W. Horton et ux, recorded in Volume 1625, Page 881, Deed Records of Henderson County, Texas;

THENCE South 00 Degrees 09 Minutes 35 Seconds East, with an East line of said 14.509 acre tract and with the West line of said 14.025 acre tract, a distance of 265.63 feet to a 1/2" iron rod found for an interior ell corner of said 14.509 acre tract and an angle corner in a North line of a 10.862 acre tract, Tract One, surveyed this same day;

THENCE over and across said 14.509 acre tract and with a North and East lines of said 10.862 acre tract as follows:

South 85 Degrees 51 Minutes 53 Seconds West, a distance of 263.63 feet to a 1/2" iron rod set (ROCKIN B),

North 41 Degrees 38 Minutes 16 Seconds West, a distance of 323.44 feet to a 1/2" iron rod set (ROCKIN B), and

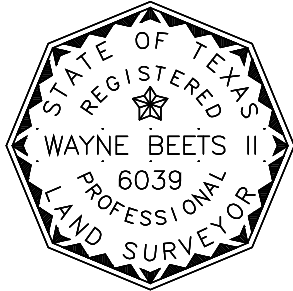
North 00 Degrees 11 Minutes 44 Seconds West, a distance of 589.85 feet to a 1/2" iron rod set (ROCKIN B) on the South margin of Farm Road No. 316, on the North line of said 14.509 acre tract, and at the most Northerly Northeast corner of said 10.862 acre tract;

THENCE North 89 Degrees 14 Minutes 43 Seconds East, with the South margin of Farm Road No. 316 and with the North line of said 14.509 acre tract, a distance of 91.85 feet to the POINT OF BEGINNING and CONTAINING 3.635 acres of land.

I, Wayne Beets II RPLS No. 6039, do hereby certify that the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated. 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.

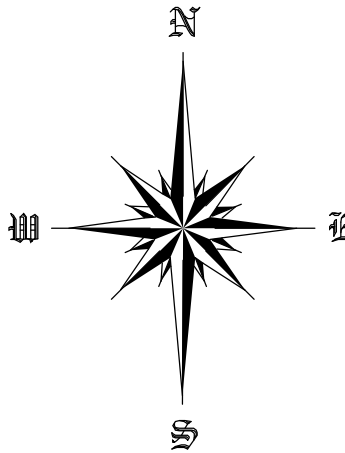
DATE: 01-20-2023

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



SURVEYOR'S NOTES:

- 1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GNSS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
- 2) CALL BEARINGS AND DISTANCES ARE PER RECORDED DEED UNLESS OTHERWISE SPECIFIED.
- 3) SUBDIVISION OF REAL ESTATE IS REGULATED BY STATE LAW AND ADDITIONAL REGULATIONS MAY ALSO APPLY FROM LOCAL CITY AND COUNTY SUBDIVISION REGULATIONS. ANY INDIVIDUAL USING THIS SURVEY SHOULD CONSULT AN ATTORNEY TO DETERMINE TO WHAT EXTENT SUBDIVISION LAWS AND REGULATIONS APPLY TO ITS USE.
- 4) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
- 5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
- 6) FARM ROAD No. 316 MAY BE AN ACCESS RESTRICTED RIGHT-OF-WAY. SEE TXDOT FOR ACCESS PERMISSION AND LOCATION.



1" = 100'

PREPARED BY:

ROCKIN B



P.O. BOX 5052
MABANK, TEXAS 75147
FIRM No. 10194744
903-288-6810

JOB NO: W2022-366