

Hopkins County

Daniel Fuller Survey

Abstract No. 311

LEGAL DESCRIPTION

11.0 Acre Tract

All that certain lot, tract, or parcel of land situated in Hopkins County, Texas, being a part of the Daniel Fuller Survey, Abstract No. 311, being a 11.0acre tract of land out of the certain 56.13 acre tract described in a Warranty Deed to Aldo A. Molteni, and Lee Stuart Brophy from Melvin J. Molteni, and Imelda Molteni recorded in Instrument No. 2021-1582 Official Public Records Hopkins County Texas. and being more particularly described as follows:

COMMENCING: at a 1/2" iron rod found for the Southwest corner of said Molteni, and Brophy 56.13 acre tract, and the Southwest corner of said 16.0 acre tract being conveyed, said corner being an internal corner of a called 272.309 acre tract described in a warranty deed to Earl G. Robinson recorded in Vol. 223, Pg. 249 O.P.R.H.C.T., and being on the West line of the Daniel Fuller Survey Abstract No. 311, and the East line of the N. Larkin Survey Abstract No. 533.

THENCE: N 02°00'00" E with the West line of said Molteni, and Brophy 56.13 acres tract, the West line of said Fuller Survey, the East line of said Larkin Survey, and in the general direction of a fence, a distance of 422.57' feet to a 1/2" iron rod set for the Southwest corner of said 11.0 acre tract, said corner bears S 02°00'00" W at a distance of 1120.87' feet from a concrete monument found for the Northwest corner of said Molteni, and Brophy 56.13 acres tract.

THENCE: N 02°00'00" E continuing with the West line of said Molteni, and Brophy 56.13 acres tract, the West line of said Fuller Survey, the East line of said Larkin Survey, and in the general direction of a fence, a distance of 290.73' feet to a 1/2" iron rod set for the Northwest corner of said 11.0 acre tract

THENCE: S 89°03'23" E with the North line of said 11.0 acre tract, a distance of 1648.32' feet to a Mag nail set near the center of County Road 3562 for the Northeast corner, said corner being on the East line of said Molteni, and Brophy 56.13 acres tract, and the West line of a called 42.43 acre tract described in a warranty deed to Stephen McDaniel, and Julie McDaniel recorded in instrument No. 2018-2248 O.P.R.H.C.T., said corner bears S 01°52'58" W at a distance of 481.23' feet from a 1/2" iron rod with a plastic cap stamped "Cooper" found for the Eastern most Northeast corner of said Molteni, and Brophy 56.13 acres tract.

THENCE: S 01°52'58" W with the East line of said 11.0 acre tract, the East line of said Molteni, and Brophy 56.13 acres tract, the West line of said McDaniel tract, and the center line of County Road 3562 a distance of 290.64' feet to a Mag nail set for the Southeast corner of said 11.0 acre tract, said corner bears N 01°52'58" E at a distance of 422.56' from the Southeast corner of said Molteni, and Brophy 56.13 acres tract, and the Eastern most Northeast corner of said Robinson called 272.309 acre tract.

THENCE: N 89°03'33" W with the South line of said 11.0 acre tract, a distance of 1648.92' feet to the Point of Beginning, and containing 11.0 acres of land or 479160.25 sq. ft. of which 0.989 acres lies within the bonds of County Road 3562.

I, Stephen B. Young, Registered Professional Surveyor, No. 4712 do hereby certify that the Legal Description, and Plat hereon represent a survey done on the ground under my direct supervision during May 2023, there are no visible encroachments or protrusions other than shown hereon.

**STEPHEN MCDANIEL &
JULIE MCDANIEL**
Called 42.43 Acres
Instrument No. 2018-2248
O.P.R.H.C.T.

**MARCUS GABRIEL SOLORZANO &
KIMBERLY DAWN SOLORZANO**
Called 19.57 Acres
Instrument No. 2017-3604
O.P.R.H.C.T.

GENERAL NOTES:

1. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY, OWNERSHIP SHOWN IS BASED ON ONLINE APPRAISAL DISTRICT RECORDS, AND THERE MAY BE EASEMENTS AFFECTING THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
2. BEARING BASIS FOR THIS PLAT IS THE TEXAS COORDINATE SYSTEM, NAD83 (2011), TEXAS NORTH CENTRAL 4202, COORDINATES SHOWN ARE GRID.
3. ALL ABSTRACT SURVEY LINES SHOWN HEREON ARE APPROXIMATE, AND HAVE NOT BEEN LOCATED ON THE GROUND.
4. NO FLOOD INFORMATION WAS RESEARCHED REGARDING THE SUBJECT PROPERTY.



LEGEND

Barbwire Fence	Concrete
Overhead Elec	Paved Surface
Power Pole	Bldg. Overhang
Water Meter	Point of Beginning
Guy Anchor	Set Mag Nail
Found 1/2" Iron Rod	Set 1/2" Iron Rod

Daniel Wayne Colbertson



11.0 Acre Tract

YCS SERVICES LLC.
566 E. HWY 11
WOLFE CITY, TEXAS 75496
(903) 413 1643
tyoung@ycsservices.com
TBPELS Firm # 10194803

Scale 1" = 300'

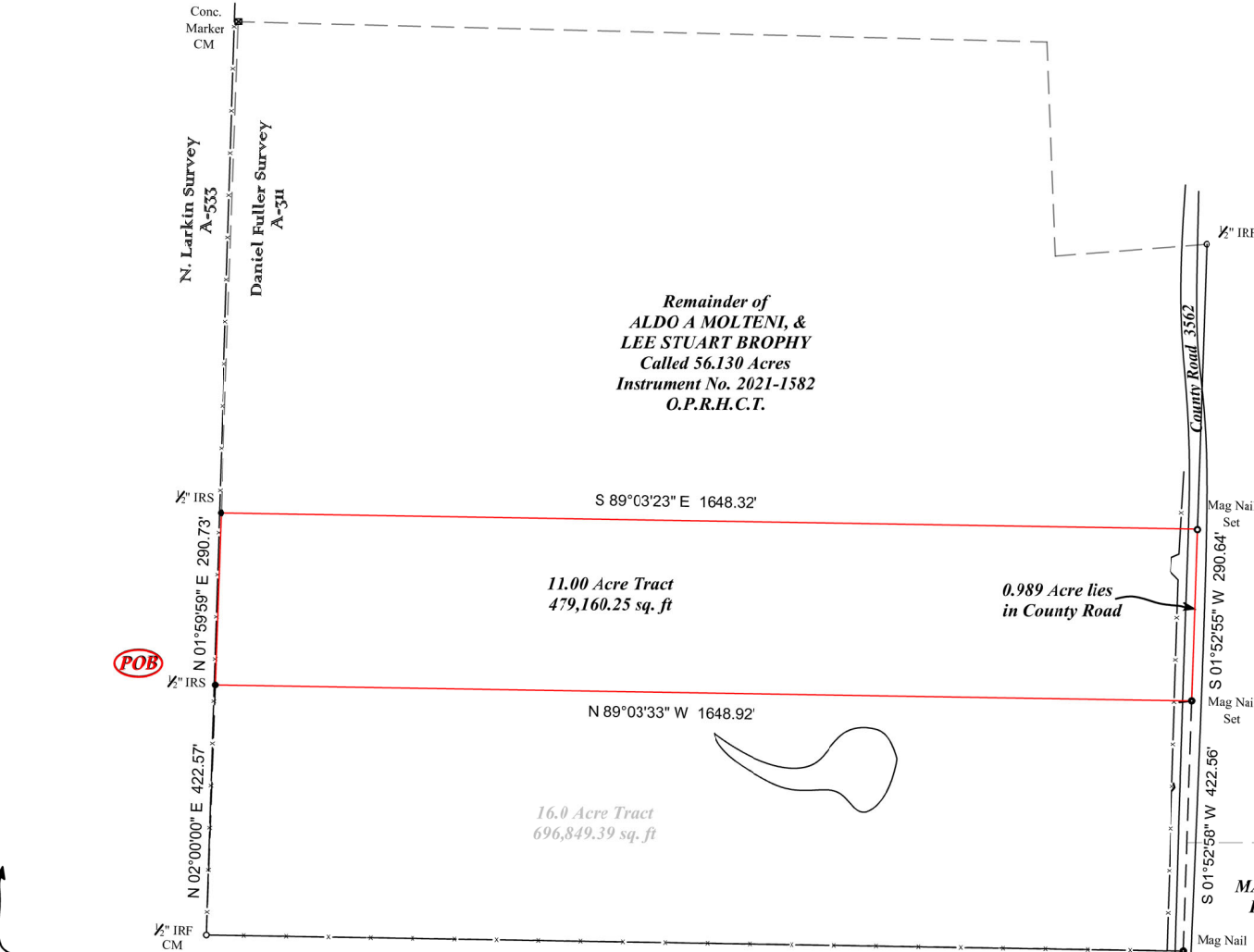
Page: **1**
OF **1**



Stephen B. Young
Stephen B. Young

Registered Professional Land Surveyor
State of Texas No. 4712

Plat Date: 5/3/2023



EARL G. ROBINSON
Called 272.309 Acres
Vol. 223 Pg. 249
O.P.R.H.C.T.

ABBREVIATION LEGEND:

G/M	Gas Meter
E/M	Electric Meter
A/C	Air Conditioning Unit
C/O	Clean out
IRF	Iron Rod Found
IRS	Iron Rod Set