



LINE TABLE			
	LINE	BEARING	DISTANCE
MEAS	L1	S88°09'58"W	24.00'
DEED		S89°43'01"W	24.00'
MEAS	L2	S88°03'59"W	118.72'
DEED		S89°33'04"W	118.72'
MEAS	L3	N01°09'38"E	23.94'
DEED		N00°35'23"E	24.00'
MEAS	L4	N88°03'30"E	141.42'
DEED		N89°33'04"E	141.13'

Being a lot, tract or parcel of land situated in the James Bevans Survey, Abstract No. 77, Hopkins County, Texas, and being all of the remainder of that certain called 6.173 acres tract of land conveyed by Warranty Deed, as recorded in Volume 354, Page 82, Real Property Records, Hopkins County, Texas, and being all of that certain called 5.0000 acres tract of land conveyed from Fannie Mae to Joe Gray et al., by Quitclaim Deed, as recorded in Volume 484, Page 484, Official Public Records, Hopkins County, Texas, and being all of that certain called 2.0000 acres tract of land conveyed from Joe Gray et al. to Joe Gray et al. (2011), Texas North Central 4202, as observed by GNSS. Area and distances reflected hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 12 inch iron pipe found at the North point of the
 remainder of said 6.179 acre tract, the Northeast corner of said 5.000
 acre tract, a Southeast corner of a called 318.513 acre tract of land,
 called Tract One, conveyed to Jonas Helm et al, by deed as recorded
 in Volume 1892, Page 209, Real Property Records, Hopkins County,
 Texas, the Southeast corner of a called 0.654 acre easement described
 in Volume 354, Page 82, the Southeast corner of a called 0.669 acre
 easement described in Volume 848, Page 484, Official Public Records,
 Hopkins County, Texas, and the Southeast corner of a 0.67 acre
 easement this same day surveyed, said point lying in the West line of
 a called 76 acre tract of land, called 2nd Tract, conveyed to James
 Worsham, by deed as recorded in Volume 169, Page 81, Real Property
 Records, Hopkins County, Texas, from said point, a 1/2 inch iron pipe
 found at the North point of said 318.513 acre tract, the Northeast
 corner of said 0.654 acre easement, the Northeast corner of said
 0.669 acre easement, and the Northeast corner of said 0.67 acre
 easement, bears North 02 Degrees 13 Minutes 07 Seconds West,
 a distance of 1,090.77 feet;

THENCE, South 01 Degrees 19 Minutes 11 Seconds East, with a line common to the remainder of said 6.179 acre tract, and said 76 acre tract, a distance of 649.83 feet to a 1/2 inch iron pipe found at the Southeast corner of the remainder of said 6.179 acre tract, and a Northeast corner of said 318.513 acre tract;

THENCE, South 88 Degrees 07 Minutes 08 Seconds West with a line common to the remainder of said 6.179 acre tract, and said 318.513 acre tract, and passing the Southwest corner of the remainder of said 6.179 acre tract, and the Southeast corner of said 5.000 acre tract, and continuing on for a total distance of 413.61 feet to a 1/2 inch iron pipe found at the Southwest corner of said 5.000 acre tract, and an ell corner of said 318.513 acre tract;

THENCE, North 01 Degrees 19 Minutes 57 Seconds West, with a line common to the remainder of said 5.000 acre tract, and said 318.513 acre tract, a distance of 650.17 feet to a 1/2 inch iron pipe found at the Northwest corner of said 5.000 acre tract, and an ell corner of said 318.513 acre tract;

THENCE, North 88 Degrees 09 Minutes 58 Seconds East with a line common to said 5.000 acre tract, and said 318.513 acre tract, passing at a distance of 389.75 feet, a point for corner in concrete base of a 3 inch steel post found at a Southwest corner of said 0.654 acre easement, a Southwest corner of said 0.669 acre easement, and a Southwest corner of said 0.67 acre easement, and continuing on for a total distance of 413.75 feet to the POINT OF BEGINNING and CONTAINING 6.17 acres of land.

being an easement situated in the James Bevans Survey, Abstract No. 77, Hopkins County, Texas, and being part of that certain called 318.513 acre tract of land, called Tract One, conveyed from Walter H. Helm et ux to James Helm et ux, by Warranty Deed, recorded in Volume 232, Page 209, Real Property Records, Hopkins County, Texas, being all of that certain called 0.654 acre easement described in that Warranty Deed, as recorded in Volume 354, Page 82, Real Property Records, Hopkins County, Texas, and being all of that certain called 0.669 acre easement described in that Quitclaim Deed, as recorded in Volume 354, Page 82, Real Property Records, Hopkins County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GNSS. Area and distances reflected hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found at a Southeast corner of said 318.513 acre tract, the North point of the remainder of a called 6.179 acre tract of land conveyed to Joe Gray et ux, by deed as recorded in Volume 354, Page 82, Real Property Records, Hopkins County, Texas, the Northeast corner of a called 5.000 acre tract of land conveyed to Joe Gray et al, by deed as recorded in Volume 848, Page 484, Official Public Records, Hopkins County, Texas, the Northeast corner of 6.17 acre tract this same day surveyed, the Southeast corner of said 0.654 acre easement, and the Southeast corner of said 0.661 acre tract, called 2nd Tract, conveyed to James Worsham, by deed as recorded in Volume 169, Page 81, Real Property Records, Hopkins County, Texas, from said point, a 1/2 inch iron pipe found at the Southeast corner of the remainder of said 6.179 acre tract, the Southeast corner of said 6.17 acre tract, and a Northeast corner of said 318.513 acre tract, bears South 01 Degrees 19 Minutes 11 Seconds East, a distance of 649.83 feet;

THENCE, South 88 Degrees 09 Minutes 58 Seconds West with a line common to said 318.513 acre tract, said 5.000 acre tract, said 6.17 acre tract, said 0.654 acre easement, and said 0.669 acre easement, to said point of beginning; thence, North 88 Degrees 09 Minutes 58 Seconds East along a line common to said 318.513 acre tract, said 5.000 acre tract, said 6.17 acre tract, said 0.654 acre easement, and a Southwest corner of said 0.654 acre easement, and a Southwest corner of said 0.669 acre easement, from said point, a 1/2 inch iron pipe found at the Northwest corner of said 5.000 acre tract, the Northwest corner of said 6.17 acre tract, and, said 0.654 acre easement, to said point of beginning; distance, 88 Degrees 09 Minutes 58 Seconds West, a distance of 389.75 feet;

THENCE, North 02 Degrees 13 Minutes 28 Seconds West, with a West line of said 0.654 acre easement, and a West line of said 0.669 acre easement, a distance of 1,066.80 feet to a point for corner at an ell corner of said 0.654 acre easement, and an ell corner of said 0.669 acre easement;

THENCE, South 88 Degrees 03 Minutes 59 Seconds West, with a South line of said 0.654 acre easement, and a South line of said 0.669 acre easement, a distance of 118.72 feet to a 1/2 inch iron pipe found at a Southwest corner of said 0.654 acre easement, and a Southwest corner of said 0.669 acre easement;

THENCE, North 01 Degrees 09 Minutes 38 Seconds East, with a West line of said 0.654 acre easement, and a West line of said 0.669 acre easement, a distance of 23.94 feet to a 1/2 inch iron pipe found (be) at the Northwest corner of said 0.654 acre easement, and thence South 89 Degrees 51 Minutes 12 Seconds East, with a West line of North line of said 318.513 acre tract, in the South line of a called 303.5 acre tract of land, called Second Tract, conveyed to Kathryn Reeves, by deed as recorded in Volume 443, Page 157, Deed Records, Dallas County, Texas, and on the South side of County Road No. 3542;

THENCE, North 88 Degrees 03 Minutes 30 Seconds East, with a line common to said 318.513 acre tract, said 303.5 acre tract, said 0.654 acre easement, and said 0.669 acre easement, a distance of 141.42 feet to a 1/2 inch iron pipe found at a Northeast corner of said 318.513 acre tract, the Southeast corner of said 303.5 acre tract, the Northeast corner of said 0.654 acre easement, and the Northeast corner of said 0.669 acre easement, said point lying in the West line of said 76 acre tract;

THENCE, South 02 Degrees 13 Minutes 07 Seconds East, with a line common to said 318.513 acre tract, said 76 acre tract, said 0.654 acre easement, and said 0.669 acre easement, a distance of 1,090.77 feet to the POINT OF BEGINNING AND CONTAINING 0.67 acre of land.

I, Dylan House RPLS No. 7032, do hereby certify to: Jackie Glen Johnson, as borrower; and Hopkins County Abstract, in regards to G. F. 37500MP, issued date 09/28/23 and effective date 09/27/23: 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 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.



TWO TRACTS JAMES BEVANS SURVEY, ABSTRACT NO. 77 HOPKINS COUNTY, TEXAS COUNTY ROAD NO. 3542	
DATE:	10/27/23
SCALE:	1" = 100'
JOB NO.:	2023-1483
CLIENT:	JANET MARTIN REALTY
TECHNICIAN:	LER



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SURVEYOR'S NOTES:

- 1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GNSS. ALL DISTANCES SHOWN HEREON ARE AT GRID.
- 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
- 3) THE FOLLOWING ARE ITEMS PERTAINING TO THIS SURVEYED TRACT PROVIDED TO ME BY TITLE COMPANY: VOLUME 405, PAGE 516, D.R.H.C.T., R.O.W. ESMT - BLANKET ESMT; VOLUME 324, PAGE 284, R.P.R.H.C.T., OSSF. ACCESS TO THE TRACT IS AVAILABLE TO LOCATE BY THIS SURVEYED TRACT, VOLUME 28, PAGE 31, R.P.R.H.C.T., RESTRICTIONS; VOLUME 324, PAGE 284, R.P.R.H.C.T., OSSF.
- 4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL INSTRUMENTS. THIS SURVEY IS FOR RESEARCH PURPOSES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPAIRS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
- 5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
- 6) THERE ARE NO ADJACENT PARCELS SHOWN HEREON.
- 7) ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE IN LOCATION.

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