

HOPKINS COUNTY

Calvin Click Survey A-153

Michael Hammer,
& Toni Hammer
Vol 652, Pg. 93
O.P.R.H.C.T.

Michael T., Devlin,
& Judith L. Devlin,
Vol. 836, Pg. 412,
O.P.R.H.C.T.

Kenneth M. Billington,
& Ann Billington
Vol. 326, Pg. 794
O.P.R.H.C.T.

Clinton Dale Debord

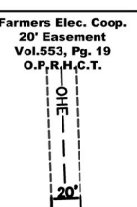
Jennifer Irvin Graham ET AL
Instrument No. 4112018-2000
O.P.R.H.C.T.

Frank Leon Thompson
Vol. 927, Pg. 449
O.P.R.H.C.T.

Russell Lee Lemmon
Vol. 362, Pg. 648
O.P.R.H.C.T.

Aldon G. Harris,
& Sarah G. Harris
Instrument No. 12182020-6803
O.P.R.H.C.T.

Aldon G. Harris,
& Sarah G. Harris
Instrument No. 12182020-6803
O.P.R.H.C.T.



CR 3512
POB
N 05°18'41" E
360.55'

Larry Michael Eason,
& Jana Beth Eason,
Vol. 503, Pg. 821 O.P.R.H.C.T.

Wisty F. Cooper, & Brett J. Cooper
Vol. 683 Pg. 885, O.P.R.H.C.T.

Unknown Owner

APPROX. 2000' LONG EASEMENT

APPROX. 2000' LONG EASEMENT

APPROX. 2000' LONG EASEMENT

APPROX. 2000' LONG EASEMENT

APPROX. 2000' LONG EASEMENT

APPROX. 2000' LONG EASEMENT

APPROX. 2000' LONG EASEMENT

APPROX. 2000' LONG EASEMENT

APPROX. 2000' LONG EASEMENT

APPROX. 2000' LONG EASEMENT

LEGAL DESCRIPTION

410.48 Acre Tract

All that certain lot, tract, or parcel of land situated in Hopkins County, Texas, and being a part of the Calvin Click Survey Abstract No. 153, and being all of the 114.167 acre tract of land described in a Deed to RGC Living Trust, Instrument No. 2021-7434, Official Public Records Hopkins County Texas, (O.P.R.H.C.T.), the 38.702 acre tract described in Deed to RGC Living Trust, Instrument No. 2021-7462, O.P.R.H.C.T., the 32.4 acre tract described in a Instrument No. 2021-7462 O.P.R.H.C.T., the 10 acre tract, in Deed to RGC Living Trust, Instrument No. 2021-7462, O.P.R.H.C.T., the 57.179 acre tract described in deed to RGC Living Trusts, Instrument No. 2021-7464 O.P.R.H.C.T., the 154.761 acre tract described in deed to RGC Living Trust, Instrument No. 2021-7462, in all being a 410.48 acre tract of land, and being more particularly described as follows:

BEGINNING: at a 1/2" iron rod found near the center of County Road 3512 for the Northern most Northwest corner of said 410.48 acre tract, said corner being the Northeast corner of a tract of land conveyed to Larry Michael Eason, & Janna Beth Eason recorded in Vol. 503, Pg. 821 O.P.R.H.C.T.

THENCE: N 85° 18' 41" E with the Northern most North line of said 410.48 acre tract, and along the center line of County Road 3512, a distance of 360.56' feet to a 1/2" iron rod found for the Northern most Northeast corner, said corner being the Northwest corner of a tract of land conveyed to Wisty F. Cooper, and Brett J. Cooper recorded in Vol. 683, Pg. 885, O.P.R.H.C.T.

THENCE: S 02° 03' 12" E with the Northern most East line of said 410.48 acre tract, and the West line of the Cooper tract, and in the general direction of a fence, a distance of 3668.75' feet to a 1/2" iron rod found for an Ell corner, said corner bears S 89° 58' 35" E 206.14' feet from a 5/8" iron pipe found at a fence corner post.

THENCE: N 87° 36' 38" E with the South line of said Cooper tract and in the general direction of a fence a distance of 736.99' feet to a 1/2" iron rod found for an ell corner, and the Southeast corner of the Cooper tract.

THENCE: N 00° 48' 01" W with the East line of said Cooper tract, and in the general direction of a fence a distance of 320.46' feet to a 1/2" iron rod found for the Southern most Northwest corner.

THENCE: N 88° 31' 16" E with Southern most North line of said 410.48 acre tract, and in the general direction of a fence, a distance of 683.84' feet to a 1/2" iron rod found for an ell corner

THENCE: N 02° 00' 47" W with the Eastern most West line of said 410.48 acre tract, and in the general direction of a fence, a distance of 2428.47' feet to a 1/2" iron rod found by a fence corner post for the Eastern most Northeast corner

THENCE: N 88° 29' 48" E with the Eastern most Northeast corner, and in the general direction of a fence, a distance of 510.65' feet to a 1/2" iron rod found for the eastern most Northeast corner, said corner being the Northwest corner of a tract of land conveyed to Aldon G. Harris, & Sarah G. Harris recorded in Instrument No. 12182020-6803 O.P.R.H.C.T.

THENCE: S 02° 04' 10" E with the West line of said Harris tract, and in the general direction of a fence a distance of 2410.70' feet to a 1/2" iron rod found for an Ell corner, and the Southwest corner of the Harris tract.

THENCE: N 86° 17' 21" E with the South line of said Harris tract, and in the general direction of a fence, a distance of 478.54' feet to a 1/2" iron rod found for the Southern most Northeast corner, said corner being an Ell corner of the Harris tract.

THENCE: S 05° 42' 23" E with the East line of said 410.48 acre tract, and the West line of the Harris tract, a distance of 2312.17' feet to a 1/2" iron rod found for the Eastern most Southeast corner, said corner being the Southwest corner of the Harris tract, and an Ell corner for a tract of land conveyed to Thomas Eugene Pace recorded in Vol. 515 Pg. 43 O.P.R.H.C.T.

THENCE: S 88° 17' 36" W with the said 410.48 acre tract, and the Pace tract common line, and in the general direction of a fence, a distance of 642.52' feet to a 1/2" iron rod found for an Ell corner.

THENCE: S 03° 09' 26" E with the said 410.48 acre tract, and the Pace tract common line in the general direction of a fence, a distance of 281.81' feet to a 1/2" iron rod found for an angle point.

THENCE: S 01° 56' 35" W continuing with said common line, and in the general direction of a fence, a distance of 644.49' feet to a 1/2" iron rod found for the Southeast corner, said corner being the Southwest corner of the Pace tract, and on the North line of a tract of land conveyed to Russell Lee Lemmon recorded in Vol. 362, Pg. 648 O.P.R.H.C.T.

THENCE: S 88° 08' 37" W with the South line of said 410.48 acre tract, and the North line of the Lemmon tract, said corner being on the North line of a tract of land conveyed to Frank Leon Thompson tract, a distance of 2332.33' feet to a 1/2" iron rod found for the Southern most Southwest corner, being the Northwest corner of the Thompson Tract, and on the West line of a tract of land conveyed to Jennifer Irvin Graham ET AL instrument No. 4112018-2000 O.P.R.H.C.T.

THENCE: N 02° 16' 41" W with the Graham tract East line, and in the general direction of a fence a distance of 331.47' feet to a 1/2" iron rod found for an Ell corner, said corner being the Northeast corner of the Graham tract.

THENCE: S 87° 11' 38" W with the South line of said 410.48 acre tract, and the North line of the Graham tract, a distance of 1888.23' feet to a 1/2" iron rod found for corner, said corner being on the North line of a tract of land conveyed to Clinton Dale Debord (Unable to find recorded document), and the South line of a tract of land conveyed to Kenneth M. Billington, & Ann Billington recorded in Vol. 326, Pg. 794 O.P.R.H.C.T.,

THENCE: N 01° 01' 32" W with the East line of said Billington tract, and in the general direction of a fence a distance of 941.02' feet to a 1/2" iron rod found for corner, and an Ell corner of said Billington tract.

THENCE: S 88° 44' 31" W with the Southern most North line of said Billington tract, a distance of 1225.55' feet to a 1/2" iron rod found for corner, and an Ell corner of the Billington tract.

THENCE: N 01° 01' 28" W with the West line of said 410.48 acre tract, and the Northern most East line of the Billington tract, a distance of 1483.06' feet to a 1/2" iron rod found for the Western most Northwest corner, and the Northeast corner of the Billington tract, said corner being on the South line of a tract of land conveyed to Michael Hammer, & Toni Hammer recorded in Vol. 652, Pg. 93 O.P.R.H.C.T.

THENCE: N 87° 05' 00" E with the Western most North line of said 410.48 acre tract, and the South line of the Hammer tract, and in the general direction of a fence, a distance of 1226.18' feet to a 5/8" iron pipe found for the Southeast corner of said Hammer, and the Southwest corner of a tract of land conveyed to Michael T., Devlin, & Judith L. Devlin, recorded in Vol. 836, Pg. 412, O.P.R.H.C.T.

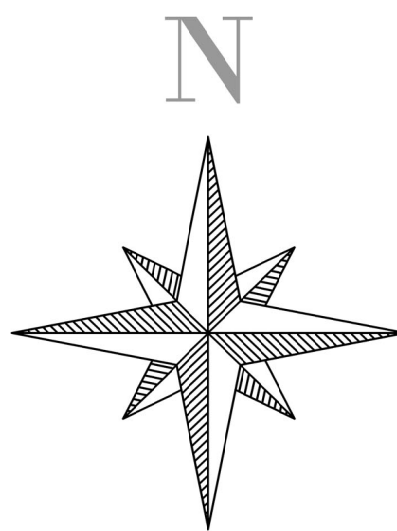
THENCE: N 87° 37' 06" E with the South line of the Devlin, and the Western most North line of said 410.48 acre tract, a distance of 1530.69' feet to 1/2" iron rod found for an ell corner, and the Southeast corner of the Devlin tract.

THENCE: N 02° 03' 27" W with the West line of said 410.48 acre tract, and the East line of the Devlin tract, and in the general direction of a fence a distance of 1756.90' feet to a 1/2" iron rod found for corner being the Southwest corner of the above mentioned Eason tract.

THENCE: N 87° 56' 33" E with the South line of said Eason tract, and in the general direction of a fence a distance of 409.09' feet to a 1/2" iron rod found for an Ell corner being the Southeast corner of the Eason tract.

THENCE: N 02° 03' 27" W with the Northern most West line of said 410.48 acre tract, and the East line of the Eason tract, in the general direction of a fence a distance of 1872.66' feet to the Point of Beginning, and containing 410.48 acres of land.

I, Stephen B. Young, Registered Professional Surveyor, No. 4712 do hereby certify that the Legal Description and the Plat hereon represent a survey done on the ground under my direct supervision during March 2022. There are no visible encroachments or protrusions other than shown herein.



LEGEND

	Barbwire Fence		Concrete
	Overhead Elec		Paved Surface
	Power Pole		Bldg. Overhang
	Water Meter		Point of Beging
	Guy Anchor		
	Found 5/8" Iron Pipe		
	Found 1/2" Iron Rod		



410.48 Acre Tract

YCS SERVICES LLC.

566 E. HWY 11
WOLFE CITY, TEXAS 75496
tyoung@ycsservices.com (903) 413 1643

0 200 400 FEET
Scale 1" = 600'

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

SURVEYORS NOTES:

- BEARINGS, DISTANCES, AREA AND COORDINATES SHOWN HEREON ARE GRID BASED ON NAD83,(2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. THE POSITIONAL TOLERANCE OF THIS SURVEY EXCEEDS THE REQUIREMENTS FOR A RURAL SURVEY.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT AND THE REVIEW OF THE ABSTRACT OF TITLE. OLD REPUBLICAN NATIONAL TITLE INSURANCE COMPANY GF # 2224418-HC
- THE SUBJECT PROPERTY LIES IN BOTH ZONE X, & ZONE A FLOOD ZONES, THE FLOOD ZONES SHOWN HEREON ARE APPROXIMATE LOCATION, AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAP # 48223C0225E HAVING A EFFECTIVE DATE OF MARCH 17, 2011
- NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.

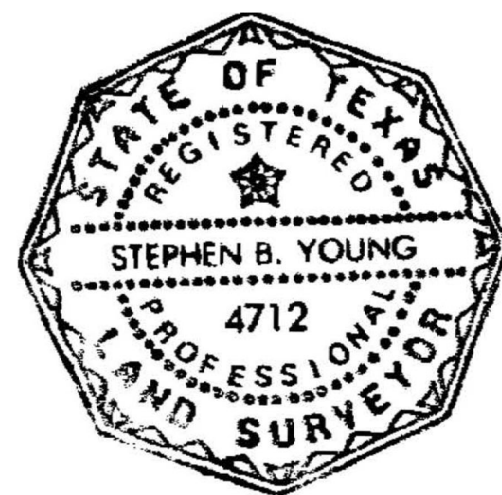
Zone "A" Flood Zone
National Flood Insurance Rate Map #4822C0225E Dated March 17, 2011

TITLE NOTES:

Easement to North Hopkins Water Supply Corporation recorded in Vol. 563 Pg.205 does affect subject property was unable to locate, and is not shown hereon.

The following documents do not affect subject property:

Easement recorded in Vol. 559 Pg. 432 O.P.R.H.C.T.
Easement recorded in Vol. 553 Pg. 21 O.P.R.H.C.T.
Easement recorded in Vol. 374 Pg. 439 O.P.R.H.C.T.



Stephen B. Young
Stephen B. Young
Registered Professional Land Surveyor
State of Texas No. 4712

Plat Date: 4/20/2022
Revised: 4/25/2022