

LEGEND

CM CONTROLLING MONUMENT

1/2" IRON ROD FOUND

1/2" IRON ROD SET (BY-LINE)

POINT FOR CORNER

1/2" IRON PIPE FOUND

A/C AIR CONDITIONING

WATER METER

CONCRETE R.O.W. MON

60D NAIL FOUND

"x" FOUND IN CONCRETE

UNDERGROUND ELECTRIC

FH FIRE HYDRANT

GAS METER

WATER VALVE

CONCRETE

COVERED CARPORT, PORCH, DECK, ETC

OHT OVERHEAD TELEPHONE

OHP OVERHEAD ELECTRIC

PIPE FENCE

METAL FENCE

WOOD FENCE

BARBED WIRE FENCE

CHAINLINK FENCE

OVERHEAD ELECTRIC

GUY WIRE

ELECTRIC PEDESTAL

TELEPHONE PEDESTAL

CLEANOUT

SEPTIC LID

ASPHALT PAVING

GRAVEL/ROCK

ROAD OR DRIVE

LEGAL DESCRIPTION – TRACT 1

Being a lot, tract or parcel of land situated in the Thomas Lee Survey, Abstract No. 550, Hopkins County, Texas, and being all of the remainder of that certain called 14.775 acre tract of land conveyed from Joan Fitch et al to James Randolph et ux, by Warranty Deed, as recorded in Volume 203, Page 737, Real Property Records, Hopkins County, Texas, and being part of that certain called 3.034 acre tract of land conveyed from Jauniecia Hatley to James Randolph et ux, by Warranty Deed, as recorded in Volume 542, Page 815, Official Public Records, Hopkins County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the Northwest corner of the remainder of said 14.775 acre tract, and a Northeast corner of a 21.149 acre tract of land conveyed to Leopoldo Barajas, by deed recorded in Volume 276, Page 854, Real Property Records, Hopkins County, Texas, said point lying in the South line of the remainder of a 50 acre tract of land conveyed to Forrest McClain, by deed recorded in Volume 333, Page 325, Deed Records, Hopkins County, Texas;

THENCE, North 88 Degrees 09 Minutes 20 Seconds East, along a North line of the remainder of said 14.775 acre tract, and the South line of said 50 acre tract, a distance of 614.83 feet to a point for corner at a Northeast corner of the remainder of said 14.775 acre tract, the Northwest corner of said 3.034 acre tract, and the Northwest corner of a 2.24 acre tract of land, called Tract 2, surveyed on the 1st day of February, 2022, from said point, a 1/2 inch iron rod found for witness, bears South 01 Degrees 38 Minutes 53 Seconds East, a distance of 0.84 feet, and a 1/2 inch iron rod found at the Northeast corner of said 3.034 acre tract, and the Northeast corner of said 2.24 acre tract, bears North 88 Degrees 09 Minutes 20 Seconds East, a distance of 334.96 feet;

THENCE, South 01 Degrees 38 Minutes 53 Seconds East, along an East line of the remainder of said 14.775 acre tract, the West line of said 3.034 acre tract, and the West line of said 2.24 acre tract, a distance of 319.22 feet to a 1/2 inch iron rod set marked (BY-LINE) at the Southwest corner of said 2.24 acre tract, from said point, a 1/2 inch iron rod found at an ell corner of the remainder of said 14.775 acre tract, and the Southwest corner of said 3.034 acre tract, bears South 01 Degrees 38 Minutes 53 Seconds East, a distance of 254.51 feet;

THENCE, South 67 Degrees 04 Minutes 19 Seconds East, along the South line of said 2.24 acre tract, a distance of 205.72 feet to a 1/2 inch iron rod set marked (BY-LINE) at the Southeast corner of said 2.24 acre tract, said point being in the East line of said 3.034 acre tract, and the West line of F. M. Road No. 1567, (Variable Width R.O.W.), from said point, a 1/2 inch iron rod found at the Northeast corner of said 3.034 acre tract, and the Northeast corner of said 2.24 acre tract, bears North 18 Degrees 22 Minutes 05 Seconds East, a distance of 432.02 feet;

THENCE, South 18 Degrees 22 Minutes 05 Seconds West, along the East line of said 3.034 acre tract, and the West line of said F. M. Road No. 1567, passing the Southeast corner of said 3.034 acre tract, and a Northeast corner of the remainder of said 14.775 acre tract, and continuing the same course in all a total distance of 427.49 feet to a 1/2 inch iron rod found marked (BY-LINE) at the Southeast corner of the remainder of said 14.775 acre tract, and the Northeast corner of a 2.92 acre tract of land conveyed to Justin Roberson et al, by deed recorded in File #20216093, Official Public Records, Hopkins County, Texas, from said point, a concrete monument found (busted) for witness, bears South 18 Degrees 22 Minutes 05 Seconds West, a distance of 68.00 feet;

THENCE, South 88 Degrees 35 Minutes 57 Seconds West, along the South line of the remainder of said 14.775 acre tract, and the North line of said 2.92 acre tract, a distance of 670.28 feet to a 1/2 inch iron rod found marked (BY-LINE) at the Southwest corner of the remainder of said 14.775 acre tract, and the Northwest corner of said 2.92 acre tract, said point lying in an East line of said 21.149 acre tract, from said point, a 1/2 inch iron rod found marked (BY-LINE) at the Southwest corner of said 2.92 acre tract, bears South 00 Degrees 35 Minutes 03 Seconds East, a distance of 198.58 feet;

THENCE, North 00 Degrees 35 Minutes 03 Seconds West, along the West line of the remainder of said 14.775 acre tract, an East line of said 21.149 acre tract, a distance of 801.58 feet to the POINT OF BEGINNING and CONTAINING 553,818 square feet or 12.71 acres of land.

LEGAL DESCRIPTION – TRACT 2

Being a lot, tract or parcel of land situated in the Thomas Lee Survey, Abstract No. 550, Hopkins County, Texas, and being part of that certain called 3.034 acre tract of land conveyed from Jauniecia Hatley to James Randolph et ux, by Warranty Deed, as recorded in Volume 542, Page 815, Official Public Records, Hopkins County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Northeast corner of said 3.034 acre tract, and the Southeast corner of the remainder of a 50 acre tract of land conveyed to Forrest McClain, by deed recorded in Volume 333, Page 325, Deed Records, Hopkins County, Texas, said point lying in the West line of said F. M. Road No. 1567, (Variable Width R.O.W.), from said point, a concrete monument found for witness, bears North 45 Degrees 17 Minutes 07 Seconds East, a distance of 217.92 feet;

THENCE, South 18 Degrees 22 Minutes 05 Seconds West, along the East line of said 3.034 acre tract, and the West line of said F. M. Road No. 1567, a distance of 432.02 feet to a 1/2 inch iron rod set marked (BY-LINE) at a Northeast corner of a 12.71 acre tract of land, called Tract 1, surveyed on the 1st day of February, 2022, from said point, a 1/2 inch iron rod found marked (BY-LINE) at the Southeast corner of the remainder of a 14.775 acre tract of land conveyed to James Randolph et ux, by deed recorded in Volume 203, Page 737, Real Property Records, Hopkins County, Texas, and the Southeast corner of said 12.71 acre tract, bears South 18 Degrees 22 Minutes 05 Seconds West, a distance of 427.49 feet;

THENCE, North 67 Degrees 04 Minutes 19 Seconds West, along a North line of said 12.71 acre tract, a distance of 205.72 feet to a 1/2 inch iron rod set marked (BY-LINE) in the West line of said 3.034 acre tract, in an East line of the remainder of said 14.775 acre tract, and an ell corner of said 12.71 acre tract, from said point, a 1/2 inch iron rod found at the Southwest corner of said 3.034 acre tract, and an ell corner of the remainder of said 14.775 acre tract, bears South 01 Degrees 38 Minutes 53 Seconds East, a distance of 254.51 feet;

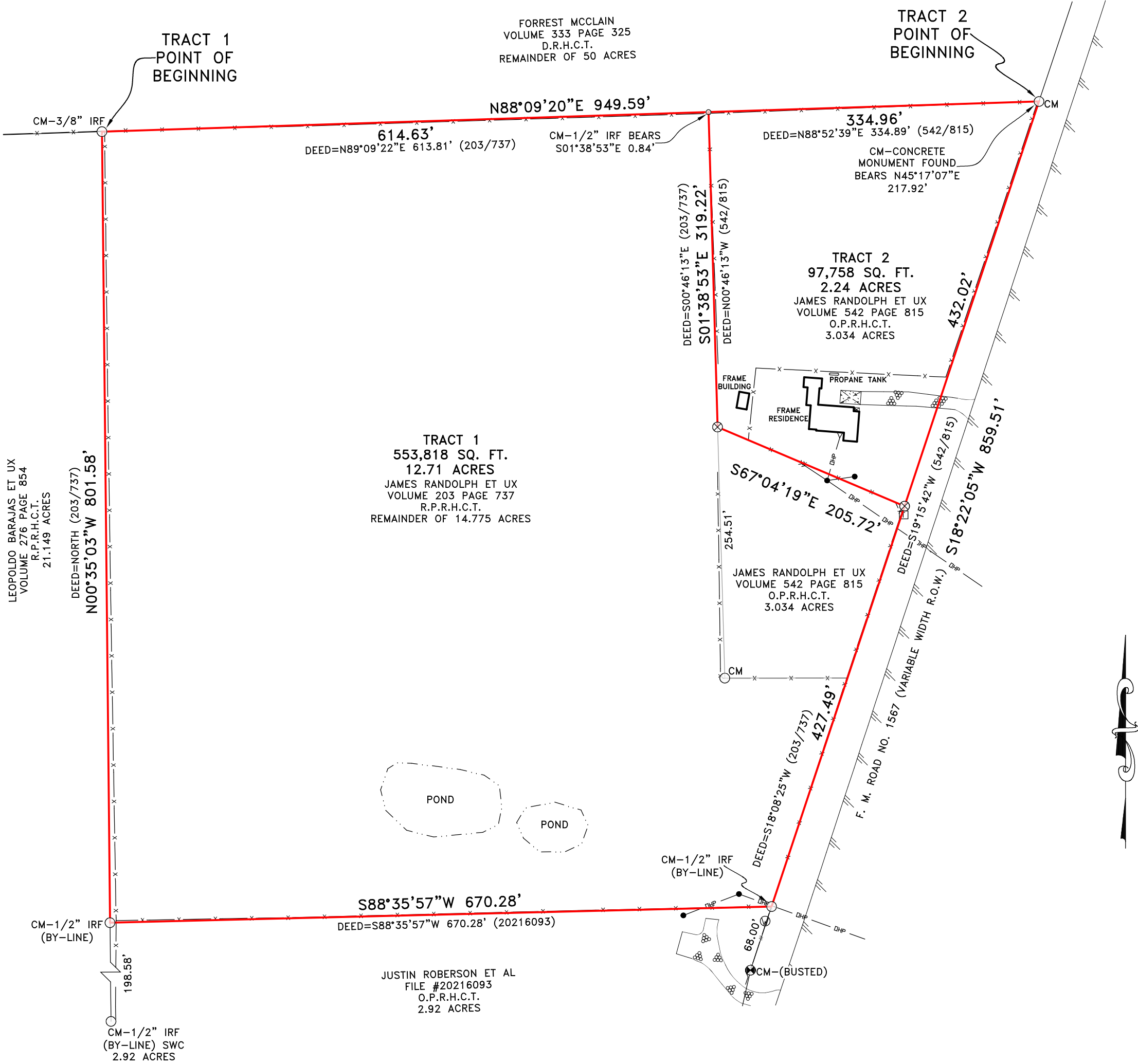
THENCE, North 01 Degrees 38 Minutes 53 Seconds West, along the West line of said 3.034 acre tract, an East line of the remainder of said 14.775 acre tract, and an East line of said 12.71 acre tract, a distance of 319.22 feet to a point for corner at the Northwest corner of said 3.034 acre tract, a Northeast corner of the remainder of said 14.775 acre tract, and a Northeast corner of said 12.71 acre tract, said point lying in the South line of the remainder of said 50 acre tract, from said point, a 1/2 inch iron rod found for witness, bears South 01 Degrees 38 Minutes 53 Seconds East, a distance of 0.84 feet, and a 3/8 inch iron rod found at the Northwest corner of the remainder of said 14.775 acre tract, and the Northwest corner of said 12.71 acre tract, bears South 88 Degrees 09 Minutes 20 Seconds West, a distance of 614.83 feet;

THENCE, North 88 Degrees 09 Minutes 20 Seconds East, along the North line of said 3.034 acre tract, and the South line of the remainder of said 50 acre tract, a distance of 334.96 feet to the POINT OF BEGINNING and CONTAINING 97,758 square feet or 2.24 acres of land.

I, Justin Kleam RPLS No. 5871, do hereby certify to: Anna Randolph, as client: 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, and apparent 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.

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) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
- 3) 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.
- 4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
- 5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
- 6) THIS SUBDIVISION MAY NOT COMPLY WITH THE HOPKINS COUNTY SUBDIVISION REGULATIONS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER TO DETERMINE THIS. CONSULT WITH YOUR COUNTY COMMISSIONER FOR MORE INFORMATION AND REGULATIONS.
- BY-LINE SURVEYING, LLC SHALL BEAR NO LIABILITY FOR PROPERTY SUBDIVIDED THAT IS NOT IN ACCORDANCE WITH COUNTY SUBDIVISION REGULATIONS.
- 7) PONDS SHOWN HEREON ARE APPROXIMATE IN SIZE AND LOCATION.



BY: Justin Kleam

JUSTIN KLEAM
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5871

TWO TRACTS THOMAS LEE SURVEY, ABSTRACT NO. 550 HOPKINS COUNTY, TEXAS F. M. ROAD NO. 1567	
DATE:	02/01/22
SCALE:	1" = 100'
JOB NO.:	2021-2287
CLIENT:	RANDOLPH
TECHNICIAN:	LER



BY-LINE SURVEYING LLC

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