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9.57 AC.  
 (REMAINDER CALLED OF 33 AC)  
 BRENDA CALDWELL ETAL  
 VOL. 379, PG. 622  
 PROPERTY ID# R7598

Proposed 0.3935 acre  
 Utility Easement  
 A proposed 686 foot x 25 foot wide utility easement  
 along the frontage of 707 Shannon Road being  
 further described as Lot 7, Block 219. For the  
 purpose of installing a 15" Sanitary Sewer Line.  
 The 25' Easement is further described in the attached  
 Exhibit "A".

440 AC.  
 SULPHUR SPRINGS, MO  
 03/09/2000  
 PROPERTY ID# R7598

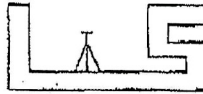
440 AC.  
 SULPHUR SPRINGS, MO  
 03/09/2000  
 PROPERTY ID# R7598

23.78 AC. TRACT 2000  
 SULLY BRENDA ANDRON CO. PART  
 03/09/2000  
 PROPERTY ID# R7598



CITY OF SULPHUR SPRINGS	
TDA GRANT,	
685' X 25' UTILITY EASEMENT	
FOR	
VOLUME 379, PAGE 522	
EXHIBIT "A"	
Sulphur Springs	
DATE: 01/21/2020	
DR. BY:	
CK. BY:	
SCALE: 1"=200'	
DATE: 01/21/2020	
DR. BY:	
CK. BY:	
SHEET 0 OF 0	

**LYNN SWANNER, INC.**  
Engineering and Professional  
Land Surveying Since 1972



1857 State Hwy. 11  
Willsboro, TX 75494  
903-365-2379

FIELD NOTES FOR 9.524 ACRES  
BOWLIN SURVEY - HOPKINS COUNTY, TEXAS

All that certain tract or parcel of land situated in the M. A. Bowlin Survey, Abstract No. 39, City of Sulphur Springs, Hopkins County, Texas; being a part of that certain 33 acre tract described in Deed to Otis Caldwell and Tommy Thurman, dated 1977, recorded in Volume 379, Page 622, Deed Records of said County; being all of that certain First Tract - 0.35 acres and Second Tract - 1 acre described in Deed to Otis Caldwell and Tommy Thurman, recorded in Volume 351, Page 517 of said Deed Records; being part of Block 219 of said City; and being more particularly described as follows:

BEGINNING at a 1/2 inch Iron rod found on the Northernmost Northwest corner of a 24.451 acre tract described in Deed to Sulphur Springs Bancshares, Inc., recorded in Volume 326, Page 109, Real Property Records of said County, being on the East line of said 33 acre tract, and being on the centerline of Radio Road;

THENCE S 3° 03' 45" E along the fenced East line of said 33 acre tract and the Easternmost West line of said 24.451 acre tract - 450.25 feet to a 1/2 Inch Iron rod found on the Southeast corner of said 33 acre tract and on an Ell corner of said 24.451 acre tract;

THENCE N 89° 56' 04" W along the fenced South line of said 33 acre tract and the Southernmost North line of said 24.451 acre tract - 622.02 feet to a 3/8 Inch Iron rod found on the Southernmost Northwest corner of said 24.451 acre tract and on the Southeast corner of a 2.43 acre tract described in Deed to Hopkins County Broadcasting Co., recorded in Volume 278, Page 403 of said Deed Records;

THENCE in a Northerly direction along the East line of said 2.43 acre tract: N 31° 13' 49" W - 247.14 feet to a capped 1/2 inch Iron rod marked "Swanner" set on an angle corner of said 2.43 acre tract and on the Southwest corner of said First Tract and N 47° 18' 50" W - 154.46 feet to a 3/8 Inch Iron rod found on the Northeast corner of said 2.43 acre tract and on the Northwest corner of said First Tract;

THENCE in a Westerly direction along the South right-of-way line of Interstate Highway No. 30 as follows: a curve to the left having a chord bearing N 43° 33' 10" E - 311.68 feet, a radius of 3387.04 feet, and an arc length of 311.79 feet to a set capped 1/2 Inch Iron rod marked "Swanner", N 73° 10' 38" E - 330.14 feet to a set capped 1/2 inch Iron rod marked "Swanner", and N 31° 25' 38" E - 40.00 feet to a capped 1/2 inch Iron rod marked "Swanner" set for corner;

THENCE S 52° 17' 12" E along the centerline of said Radio Road - 364.08 feet to the PLACE OF BEGINNING containing 9.524 acres.

NOTE: All 1/2 inch Iron rods set with surveyor's cap marked "SWANNER".

NOTE: Bearings based on the Southernmost North line of a 24.451 acre tract described in Volume 326, Page 109, Real Property Records of Hopkins County, Texas.

I, Lynn Swanner, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground under my supervision. See "SURVEY PLAT FOR 9.524 ACRES" of same date attached for a visual reference.

Dated this the 11<sup>th</sup> day of March, 2004.

Signed

*Lynn Swanner*  
Lynn Swanner, R.P.L.S. No. 3806



4148544