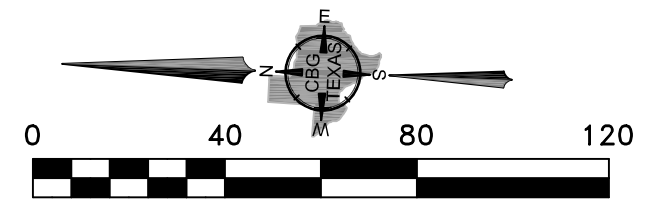


Hillcrest Drive

All those certain lots, tracts or parcels of land situated in the City of Sulphur Springs, Hopkins County, Texas, a part of the J. Y'barbo Survey, Abstract No. 1102, being part of a 4.152 acre tract surveyed as being the WOODBRIDGE SQUARE, BLOCK 1, and described as follows to-wit:

Being Lots 1, 2, 11, 12, and 13, of WOODBRIDGE SQUARE, BLOCK 1, of the City of Sulphur Springs, Hopkins County, Texas, according to the Plat thereof recorded in Volume 5, Page 213, Map Records, Hopkins County, Texas.



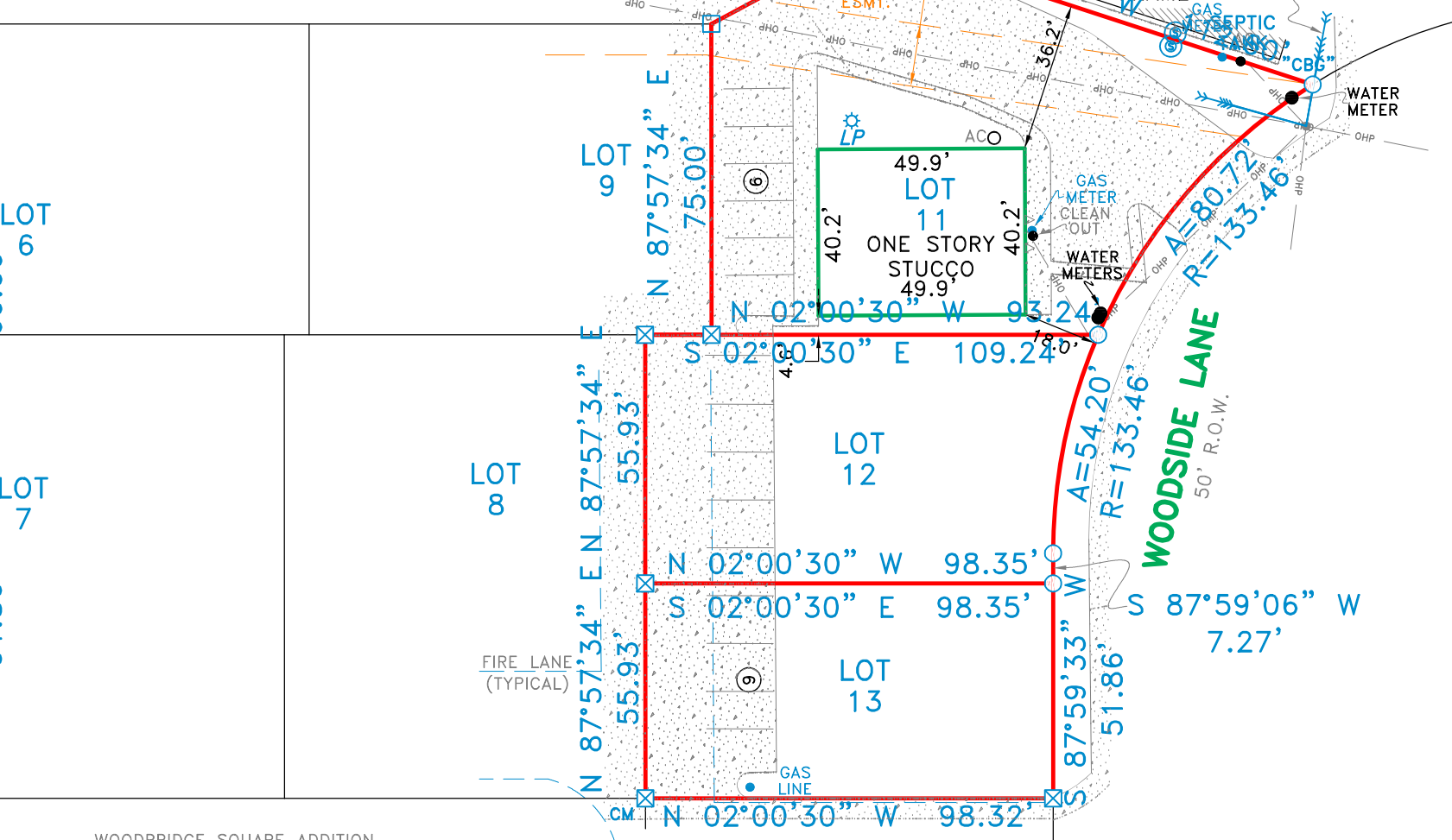
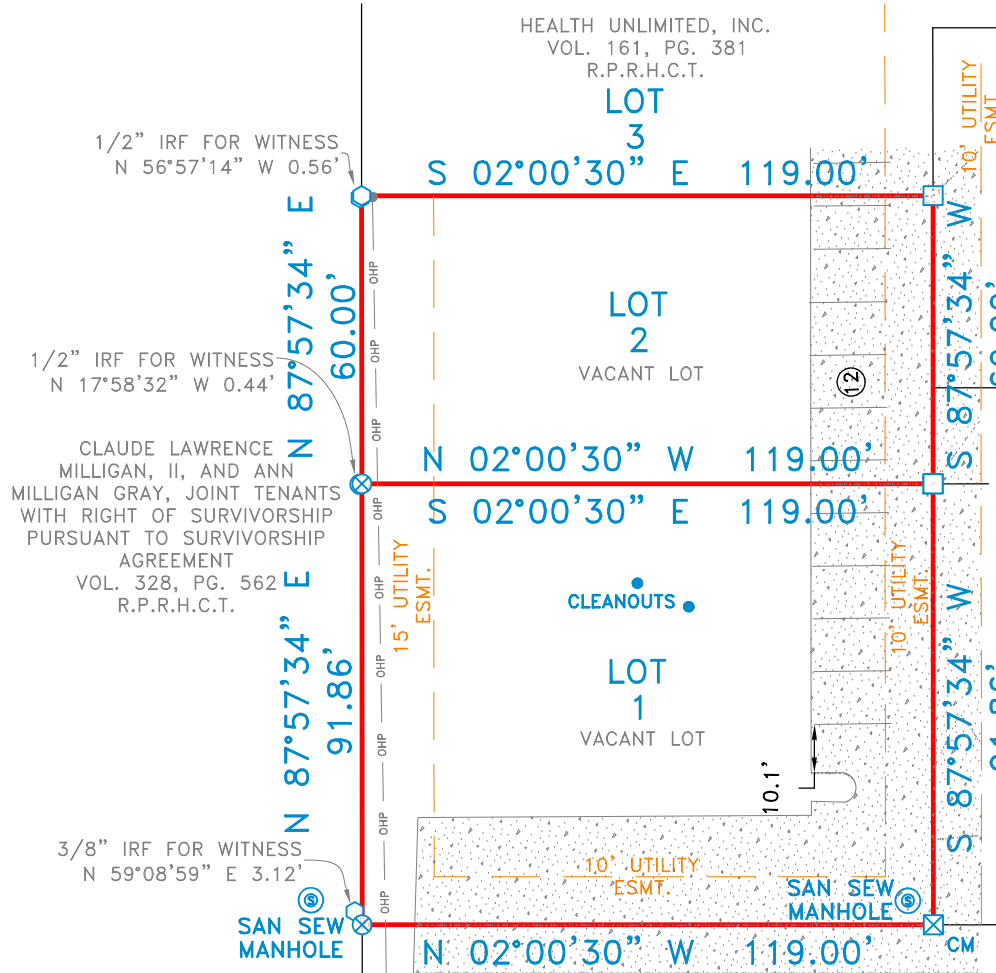
LEGEND	
○ 1/2" ROD FOUND	"T" POST CUT
⊗ 1/2" ROD SET	OFF FLUSH W/ CONCRETE
○ 3/8" ROD FOUND	CONTROLLING MONUMENT
⊗ "X" FOUND/SET	CM
⊕ POINT FOR CORNER	AC
⊗ 5/8" ROD FOUND	AIR CONDITIONER
T TRANSFORMER PAD	PE
■ COLUMN	POOL EQUIPMENT
▲ UNDERGROUND ELECTRIC	● POWER POLE
— OHP —	△ OVERHEAD ELECTRIC
OVERHEAD ELECTRIC POWER	— IJ —
— OES —	IRON FENCE
OVERHEAD ELECTRIC SERVICE	— X —
CHAIN LINK	BARBED WIRE
WOOD FENCE 0.5' WIDE TYPICAL	— / —
DOUBLE SIDED WOOD FENCE	EDGE OF ASPHALT
	EDGE OF GRAVEL
	CONCRETE
	COVERED AREA

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 433, PG. 685 & 690, VOL. 44, PG. 483, VOL. 42, PG. 94, VOL. 161, PG. 381, VOL. 245, PG. 451, VOL. 254, PG. 263, VOL. 5, PG. 141-142, 152, 171-172 AND 213

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY

VOL. 148, PG. 93, VOL. 237, PG. 306, VOL. 246, PG. 198, VOL. 251, PG. 490, VOL. 255, PG. 541, VOL. 72, PG. 526



NOTES:

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH CENTRAL ZONE 4202.
- 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
- 3) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
- 4) REVISED 7/31/18 - LEGAL DESCRIPTION & ADDED TITLE.
- 5) REVISED 9/13/19 - ADDED ADDITIONAL CERTIFICATIONS.

This survey is made in conjunction with the information provided by Professional Land Title, Guaranty Bank and Trust, N.A. and Hopkins County Abstract. 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. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____
Date: _____ Purchaser

Drawn By: JA
Scale: 1" = 40'
Date: 05/24/19
GF NO.: 33656
Job No. 1909364

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