

**214 Locust Street S.**

Being situated in the Mary Ann Bowlin one league and labor Survey, Abstract No. 39 in the City of Sulphur Springs, Hopkins County, Texas, and being the same tract of land conveyed to Cortlant G. Stephens, by deed recorded in Volume 683, Page 438, Deed Records of Hopkins County, Texas, and being more particularly described by metes and bounds as follows:

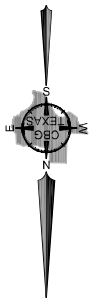
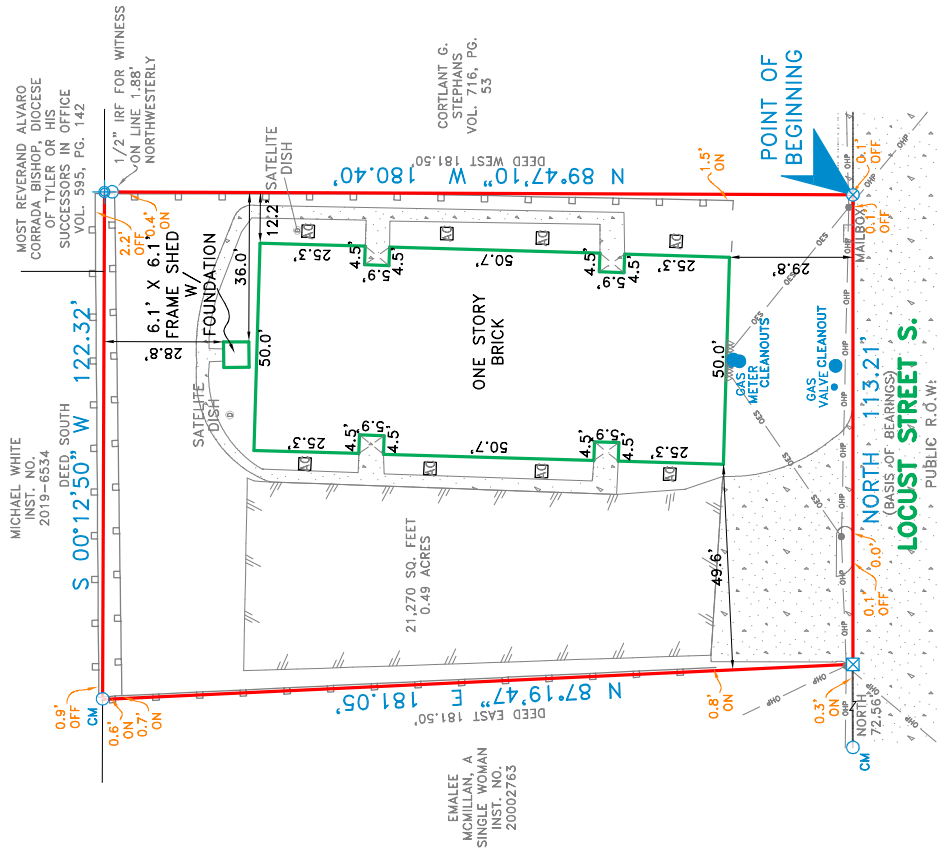
**BEGINNING** at a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of a tract of land conveyed to Cortlant G. Stephens, by deed recorded in Volume 716, Page 55, Deed Records of Hopkins County, Texas, and being in the East line of Locust Street S. (a Public right-of-way);

**THENCE** North (bearing base from aforesaid deed 683/438) along said East line of Locust Street S., a distance of 113.21 feet to a "X" set for corner, said corner being the Southwest corner of a tract of land conveyed to Emalee McMillan, a single woman, by deed recorded in Instrument No. 200002763, Official Public Records of Hopkins County, Texas;

**THENCE** North 87 degrees 19 minutes 47 seconds East, along the South line of said McMillan tract, a distance of 181.05 feet to a 1/2 inch iron rod found for corner, said corner being in the West line of a tract of land conveyed to Michael White, by deed recorded in Instrument No. 2019-6534, Official Public Records of Hopkins County, Texas;

**THENCE** South 00 degrees 12 minutes 50 seconds West, along the West line of said White tract, a distance of 122.32 feet to a point for corner, said corner being in the West line of a tract of land conveyed to Most Reverend Alvaro Carrada Bishop, Diocese of Tyler or his successors in Office, by deed recorded in Volume 395, Page 142, Deed Records of Hopkins County, Texas, and being in the Northeast corner of said Stephens tract, from which a 1/2 inch iron rod found bears on line Westerly, a distance of 1.88 feet;

**THENCE** North 89 degrees 47 minutes 10 seconds West, along the North line of said Stephens tract, a distance of 180.40 feet to the **POINT OF BEGINNING** and containing 21,270 square feet or 0.49 acres of land.



**LEGEND**

- 1/2" ROD FOUND
- FENCE POST FOR CORNER
- 1" PIPE FOUND
- ⊗ CM MONUMENT
- ⊗ "X" FOUND/SET
- ⊗ POINT FOR
- ⊗ 5/8" ROD FOUND
- ⊗ PE EQUIPMENT
- T TRANSFORMER
- COLUMN
- ▲ UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- OVERHEAD ELECTRIC SERVICE
- CHAIN LINK FENCE
- WOOD FENCE 0.5' WIDE TYPICAL
- COVERED AREA
- DOUBLE SIDED WOOD FENCE
- BRICK

- FENCE POST FOR CORNER
- CM MONUMENT
- AIR
- AC CONDITIONER
- PE EQUIPMENT
- POWER POLE
- OVERHEAD ELECTRIC
- IRON FENCE
- BARBED WIRE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- STONE
- CONCRETE
- COVERED AREA
- BRICK

**EXCEPTIONS:**  
NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 116, PG. 616, VOL. 117, PG. 346

**NOTES:**  
BEARINGS ARE BASED ON VOL. 683, PG. 438, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.  
FLOOD NOTE: According to the F.I.R.M. No. 48223C0215E, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Texas Heritage National Bank. 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 herein is a correct and accurate representation of the property lines and easements shown, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: \_\_\_\_\_ Purchaser  
Date: \_\_\_\_\_ Purchaser

Drawn By: JCM  
Scale: 1" = 30'  
Date: 06/15/2021  
GF NO.: 2123650-HC  
Job No.: 2111717

**CBG SURVEYING TEXAS LLC**  
12025 Shiloh Road, Ste. 240  
Dallas, TX 75228  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbgtxl.com  
NO. 4604