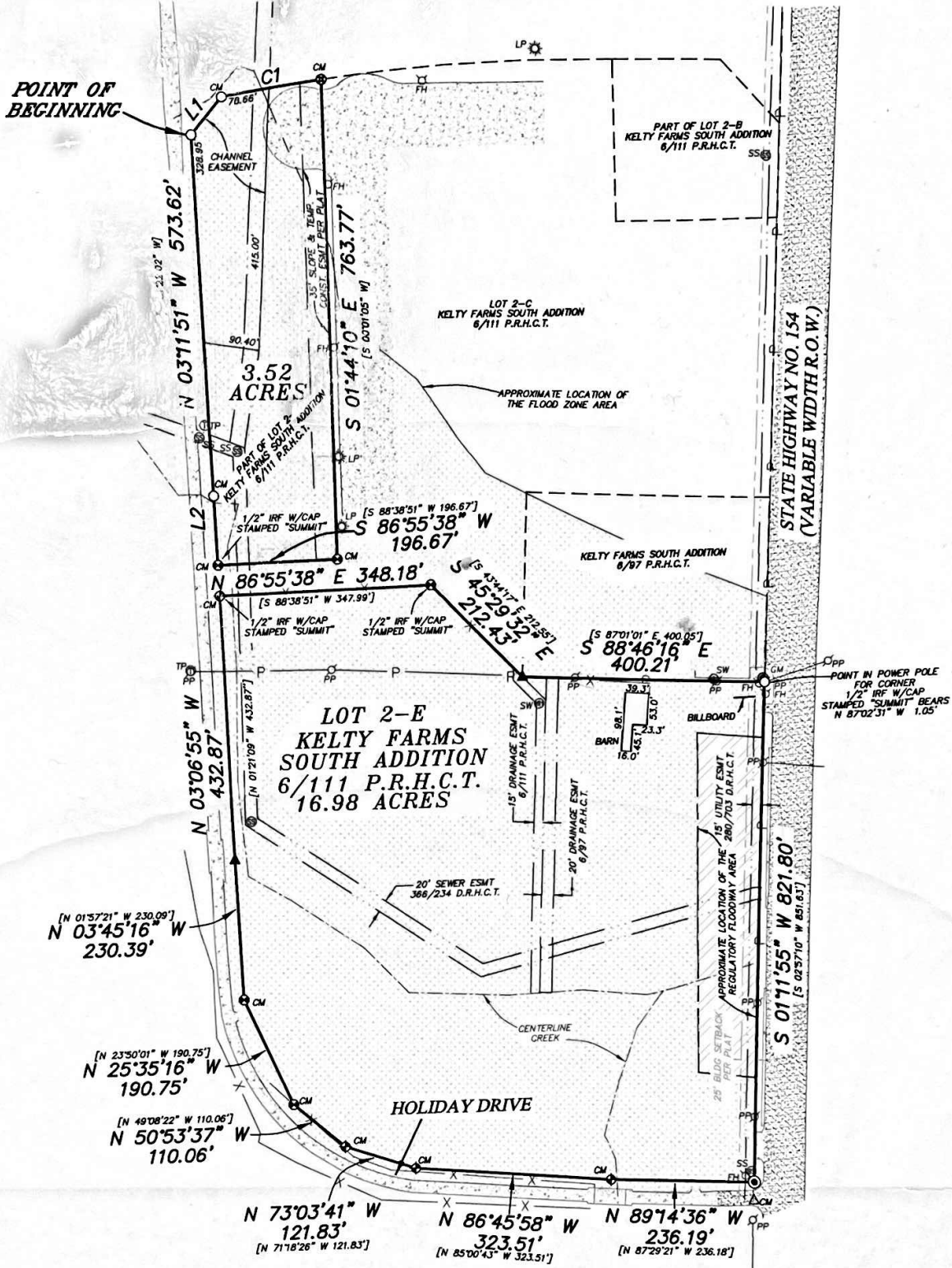


PROPERTY DESCRIPTION

PLAT SHOWING A 3.52 ACRE TRACT SITUATED IN THE MARY ANN BOYLIN SURVEY, ABSTRACT NO. 39, HOPKINS COUNTY, TEXAS, AND BEING PART OF LOT 2-D AND ALL OF LOT 2-E OF THE KELTY FARMS SOUTH ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 6, PAGE 111, PLAT RECORDS, HOPKINS COUNTY, TEXAS.



LINE	BEARING	DISTANCE
L1	N 39°00'05" E	78.46'
L2	N 03°06'55" W	111.31'

CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	02°43'59"	3420.00'	N 79°46'42" W	164.51'	164.53'

NOTE: The Bearings are based on the Texas State Plane NAD 83, Texas North Central Zone, FIPSZONE 4202.
NOTE: All record calls are denoted in [] per document recorded in Vol. 6, Pg. 111, P.R.H.C.T., unless otherwise noted.
NOTE: This survey was prepared without the benefit of a title report or title commitment. There may be additional easements or encumbrances affecting this tract that are not shown hereon.
FLOOD NOTE: By graphic plotting only, this property DOES appear to lie within a 100 year flood zone area, according to Flood Insurance Rate Map No. 48223C0330E, dated March 17, 2011, published by the Federal Emergency Management Agency.
The undersigned does hereby certify that this plat represents an accurate survey made on the ground on October 13, 2022, and the boundaries as located are according to the recorded references shown. Except as shown, this property abuts a public roadway, and there are no visible conflicts, encroachments, or overlapping of improvements. This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

Client: EXA Real Estate

Stephen A. Hudson
STEPHEN A. HUDSON R.P.L.S. NO.: 4896



- LEGEND
- SS ● Sanitary Sewer Manhole
 - SW ● Storm Sewer Manhole
 - TP ○ Telephone Pedestal
 - PP □ Power Pole
 - LP ★ Light Pole
 - FH □ Fire Hydrant
 - GM ● Gas Meter
 - 3" Brass Right-of-Way Monument Found
 - ✕ X-cut in Concrete Set
 - 1/2" Iron Rod Found w/Red Cap
 - 1/2" Iron Rod Found

- Overhead Powerline
 - Barbed Wire Fence
 - ▲ Calculated Point In Creek
 - ◆ 1/2" Iron Rod Found w/Red Cap Stamped "Summit"

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Firm License No. 10024400
www.estinc.com

BOUNDARY SURVEY	SCALE: 1"=200'
	DATE: 10/27/2022
SHEET 1 OF 2	SURVEYED BY: J.W.
	DRAWN BY: B.A.
	TECHNICIAN: S.H.
REVISIONS:	
JOB NO. 22-02589	



3.52 ACRE BOUNDARY DESCRIPTION

ALL that certain 3.52 acre lot, tract or parcel of land situated in the Mary Ann Bowlin Survey, Abstract No. 39, Hopkins County, Texas, and being part of Lot 2-D of the Kelty Farms South Addition according to the plat thereof as recorded in Volume 6, Page 111, Plat Records, Hopkins County, Texas, (P.R.H.C.T.), said 3.52 acre tract being described by metes and bounds as follows:

BEGINNING at a 3" brass right-of-way monument found at the intersection of the west line of said Lot 2-D and the south right-of-way line of State Highway No. 11 and on the east right-of-way line of Holiday Drive;

THENCE N 39°00'05" E along said south right-of-way line a distance of 78.46 feet to a 3" brass right-of-way monument found on said south right-of-way line and at the beginning of a curve;

THENCE along said south right-of-way line, along a curve to the right having a central angle of 02°45'23", a radius of 1420.00 feet, a chord bearing and distance of N 79°48'29" E, 164.51 feet through an arc length of 164.53 feet to an iron rod in concrete set on said south right-of-way line, at the east line of said Lot 2-D, and on the west line of Lot 2-C of said Kelty Farms South Addition (6/111 P.R.H.C.T.);

THENCE S 01°44'10" E along the east line of said Lot 2-D and the west line of said Lot 2-C a distance of 763.77 feet to a 1/2" iron rod with red cap found at the southeast corner of said Lot 2-D and at an ell corner of said Lot 2-C;

THENCE S 86°55'38" W along the south line of said Lot 2-D and a north line of said Lot 2-C a distance of 196.67 feet to a 1/2" iron rod with red cap found at the southwest corner of said Lot 2-D, at a northwest corner of said Lot 2-D, and on said east right-of-way line;

THENCE N 03°06'55" W along the west line of said Lot 2-D and said east right-of-way line a distance of 111.31 feet to a 1/2" iron rod with red cap found on the west line of said Lot 2-D and said east right of way line;

THENCE N 03°11'51" W along the west line of said Lot 2-D and said east right-of-way line a distance of 573.62 feet to the POINT OF BEGINNING and containing 3.52 acres of land, more or less.

NOTE: The Bearings are based on the Texas State Plane NAD 83, Texas North Central Zone FIPS2011.

The undersigned does hereby certify that the attached plat represents an accurate survey made on the ground on October 13, 2022, and the boundaries as located are according to the recorded references shown. Except as shown, this property abuts a public roadway, and there are no visible conflicts, encroachments, or overlapping of improvements. This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

Date: 10/27/2022

Stephen A. Hudson, RPLS No. 4896
Sheet 2 of 2 Job No. 22-02589

