

BOUNDARY DESCRIPTION

ALL that certain 12.71 acres or (553,764 square feet) tract situated in the Thomas Lee Survey, Abstract No. A-550, Hopkins County, Texas, and being all of a called 12.71 acre tract described in a deed to Justan Jerald Schweitzer as recorded in Instrument No. 20231393 of the Official Public Records, Hopkins County, Texas, (O.P.R.H.C.T.), and being described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for the northwest corner of said 12.71 acre tract, same being the northeast corner of a called 21.149 acre tract of land described in a deed to Leopoldo Barajas and wife, Silvia Barajas, recorded in Volume 276, Page 854 of the Real Public Records of Hopkins County, Texas, (R.P.R.H.C.T.) and the south line of a called 50 acre tract of land described in a deed to Forrest L. McClain, as recorded in Volume 333, Page 325 D.R.H.C.T.;

THENCE North 88 degrees 09 minutes 41 seconds East, along the north line of said 12.71 acre tract and the south line of said 50 acre tract, a distance of 614.61 feet to the northeast corner of said 12.71 acre tract, same being the northwest corner of a called 3.034 acre tract of land described in a deed to James Randolph and wife, Ann Randolph, as recorded in Volume 542, Page 815 O.P.R.H.C.T., from which a 1/2 iron rod found at the northeast corner of said 3.034 acre tract, same being the southeast corner of said 50 acre tract and on the west right-of-way line of Farm to Market Highway No. 1567, bears North 88 degrees 09 minutes 41 seconds East, a distance of 334.83 feet;

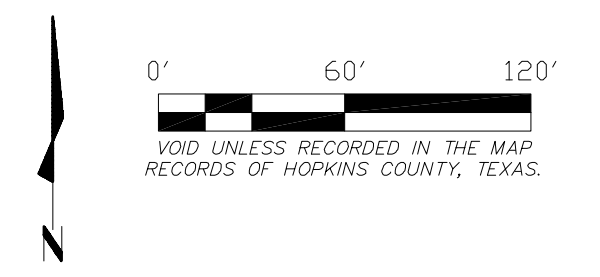
THENCE South 01 degrees 38 minutes 58 seconds East, along the east line of said 12.71 acre tract and the west line of said 3.034 acre tract, passing a 1/2 inch iron rod found at 0.89 feet, continuing for a total distance of 319.28 feet to a 1/2 inch capped iron rod found stamped "By Line" for an inner Ell corner of said 12.71 acre tract, same being the southwest corner of said 3.034 acre tract;

THENCE South 67 degrees 04 minutes 58 seconds East, along the north line of said 12.71 acre tract and the south line of said 3.034 acre tract, a distance of 205.68 feet to a 1/2 inch capped iron rod found stamped "By Line" for the most southerly northeast corner of said 12.71 acre tract, same being the southeast corner of said 3.034 acre tract and the west right-of-way line of said Farm to Market Highway No. 1567;

THENCE South 18 degrees 22 minutes 02 seconds West, along the east line of said 12.71 acre tract and the west right-of-way line of said Farm to Market Highway No. 1567, a distance of 427.56 feet to a 1/2 inch capped iron rod found stamped "By Line" for the southeast corner of said 12.71 acre tract, same being the northeast corner of a called 6 acre tract of land described in a deed to Miguel Angel Barajas, as recorded in Volume 311, Page 435, O.P.R.H.C.T.;

THENCE South 88 degrees 36 minutes 51 seconds West, departing said west right-of-way line of said Farm to Market Highway No. 1567, along the south line of said 12.71 acre tract and the north line of said 6 acre tract, a distance of 670.14 feet to a 1/2 inch iron rod found for the southwest corner of said 12.71 acre tract, same being the northwest corner of said 6 acre tract and the east line of said 21.149 acre tract;

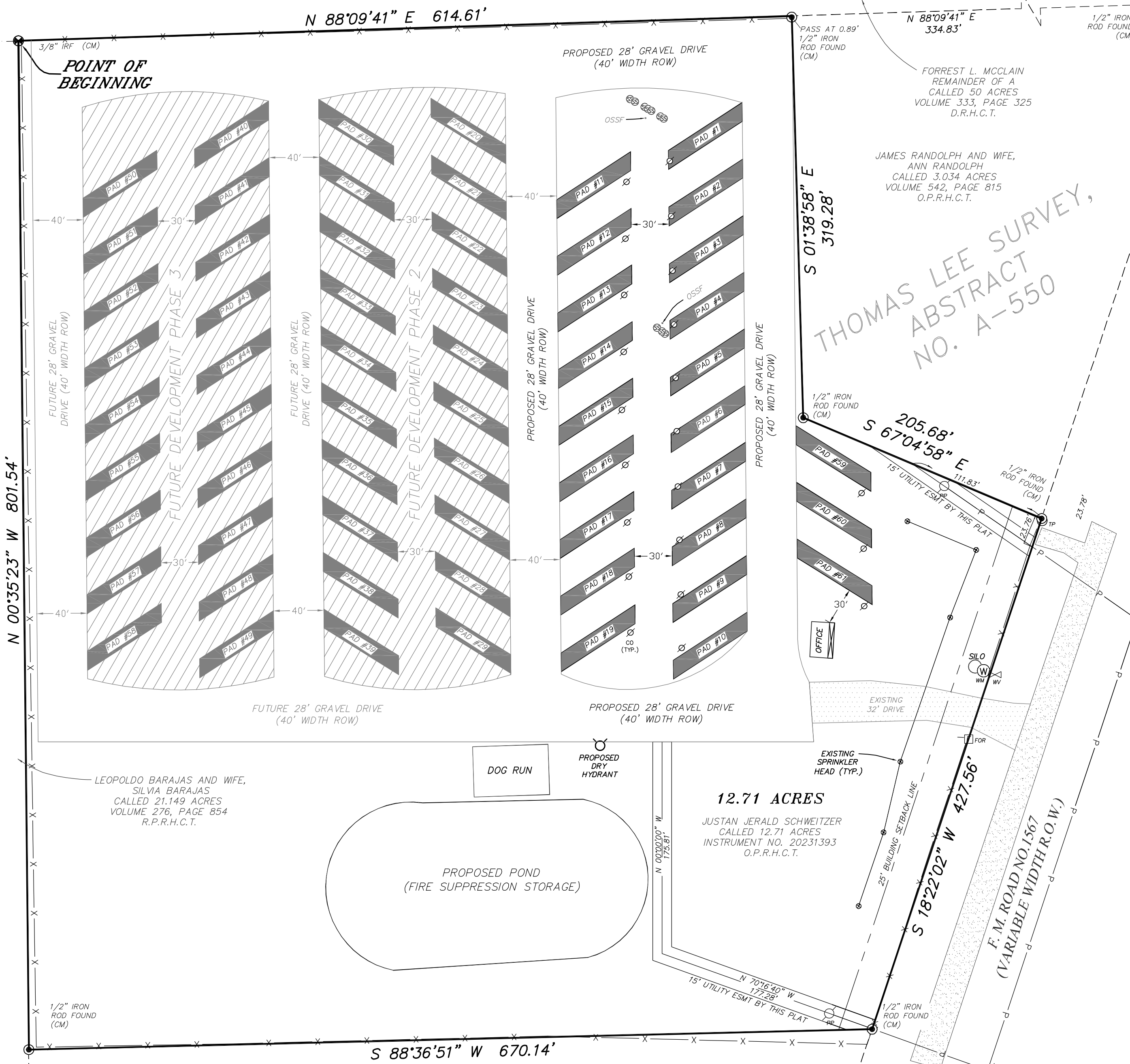
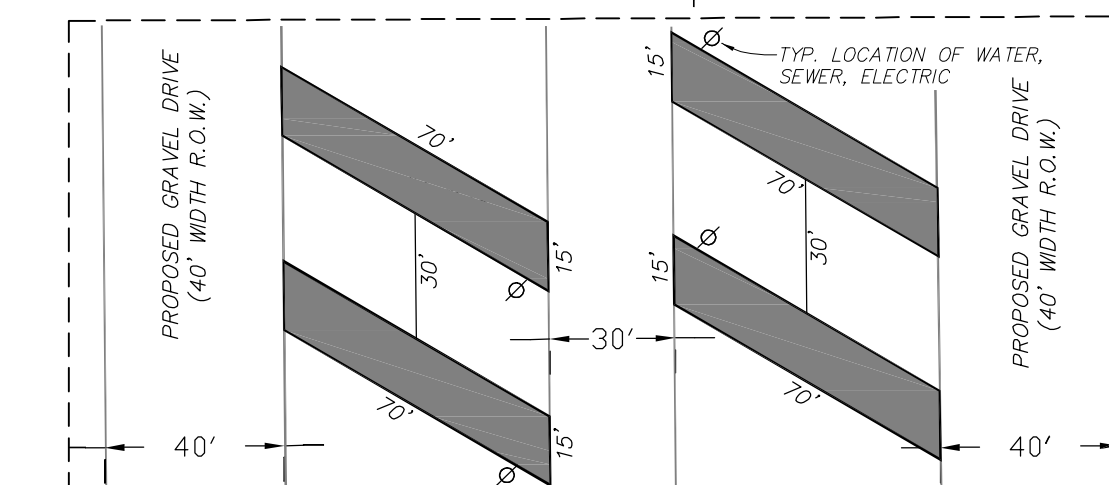
THENCE North 00 degrees 35 minutes 23 seconds West, along the west line of said 12.71 acre tract and the east line of said 21.149 acre tract, a distance of 801.54 feet to the POINT OF BEGINNING and containing 12.71 acres of land, more or less.



NOTE: The Bearings are based on the Texas State Plane NAD 83, Texas North Central Zone, FIPZONE 4202 at GRID.

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 NOT appear to lie within a 100 year flood zone area, according to Flood Insurance Rate Map No. 4823C0325E, dated March 17, 2011, published by the Federal Emergency Management Agency.



FINAL PLAT OF ARBALA RV PARK, PHASE ONE

PLAT SHOWING A 12.71 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS LEE SURVEY, ABSTRACT NO. 550, HOPKINS COUNTY, TEXAS, BEING ALL OF A CALLED 12.71 ACRE TRACT DESCRIBED IN A DEED TO JUSTIN JERALD SCHWEITZER, AS RECORDED IN INSTRUMENT NUMBER 20231393, OFFICIAL PUBLIC RECORDS, HOPKINS COUNTY, TEXAS.

LEGEND	
● 1/2" Iron Rod Found w/Cap Stamped "By-Line"	Overhead Powerline
● 3/8" Iron Rod Found	Barbed Wire Fence
PP ○ Power Pole	Buried Water Line
WM ○ Water Meter	Sanitary Sewer Line
FH ○ Fire Hydrant	Fiber Optic Line
SS ○ Sanitary Sewer Manhole	
FOR ○ Fiber Optic Riser	



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FINAL PLAT PHASE ONE	SCALE: 1"=60'
SHEET 1 OF 1	DATE: 05/10/2024
REVISIONS:	SURVEYED BY: A.A.
	DRAWN BY: J.D.R.
	TECHNICIAN: J.D.R.
	JOB NO. 22-01388-PL

OWNER'S CERTIFICATE

I, Justin Jerald Schweitzer, do hereby certify that I am the owner of this 12.71 acre tract in Hopkins County, Texas, and accept this plat of said tract and do hereby acknowledge the improvements as shown and do dedicate all easements.

Justin Jerald Schweitzer

STATE OF TEXAS
COUNTY OF HOPKINS

This instrument was acknowledged before me in the capacity above stated, a Notary

Public, on the _____ day of _____, 2024, by Justan Jerald Schweitzer

Notary Public, State of Texas

CERTIFICATE OF COMMISSIONER'S COURT

APPROVED by the Commissioner's Court of Hopkins County, Texas, on the _____ day of _____, 2024.

County Judge; Acting on behalf of the Commissioners Court of Hopkins County, State of Texas

Attest: Hopkins County Clerk

KNOW ALL MEN THESE PRESENTS:

That I, Stephen A. Hudson, Registered Professional Land Surveyor, State of Texas, do hereby certify that the plat hereon represents an accurate survey made on the ground on February 18, 2024, 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.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Stephen A. Hudson, R.P.L.S. NO. 4896

Date: 05/10/2024

STATE OF TEXAS
COUNTY OF HOPKINS

This instrument was acknowledged before me, a Notary Public, on this 10th day of May, 2024, by Stephen A. Hudson.

