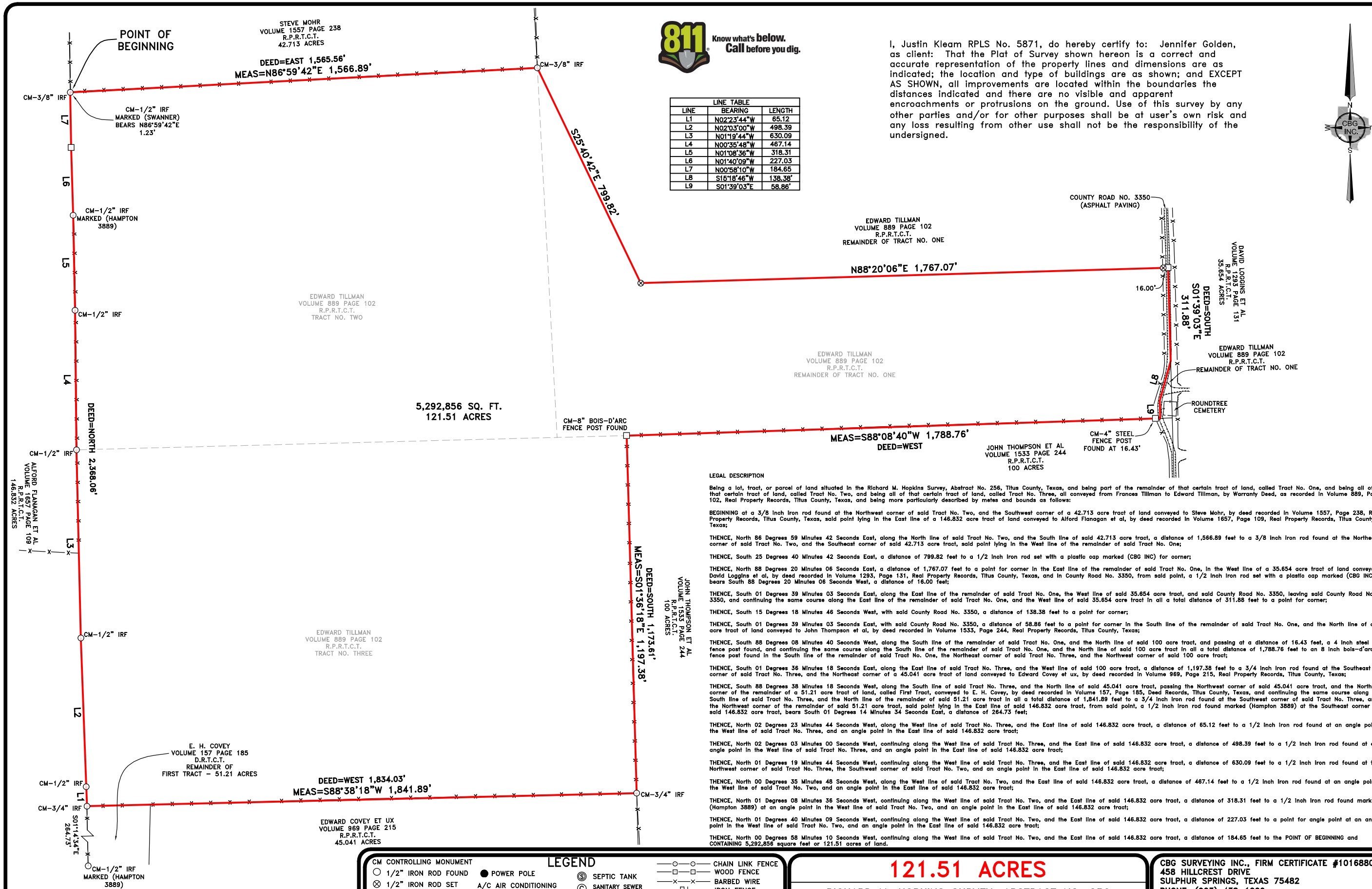

811 Know what's below. Call before you dig.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°23'44"W	65.12
L2	N02°03'00"W	498.39
L3	N01°19'44"W	630.09
L4	N00°35'48"W	467.14
L5	N01°08'36"W	318.31
L6	N01°40'09"W	227.03
L7	N00°58'10"W	184.65
L8	S15°18'46"W	138.38'
L9	S01°39'03"E	58.86'

I, Justin Kleam RPLS No. 5871, do hereby certify to: Jennifer Golden, as client: That the Plat of Survey shown hereon is a correct and accurate representation of the property lines and dimensions are as indicated; the location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground. 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.

LEGAL DESCRIPTION

Being a lot, tract, or parcel of land situated in the Richard M. Hopkins Survey, Abstract No. 256, Titus County, Texas, and being part of the remainder of that certain tract of land, called Tract No. One, and being all of that certain tract of land, called Tract No. Two, and being all of that certain tract of land, called Tract No. Three, all conveyed from Frances Tillman to Edward Tillman, by Warranty Deed, as recorded in Volume 889, Page 102, Real Property Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the Northwest corner of said Tract No. Two, and the Southwest corner of a 42.713 acre tract of land conveyed to Steve Mohr, by deed recorded in Volume 1557, Page 238, Real Property Records, Titus County, Texas, said point lying in the East line of a 146.832 acre tract of land conveyed to Alford Flanagan et al, by deed recorded in Volume 1657, Page 109, Real Property Records, Titus County, Texas;

THENCE, North 86 Degrees 59 Minutes 42 Seconds East, along the North line of said Tract No. Two, and the South line of said 42.713 acre tract, a distance of 1,566.89 feet to a 3/8 inch iron rod found at the Northeast corner of said Tract No. Two, and the Southeast corner of said 42.713 acre tract, said point lying in the West line of the remainder of said Tract No. One;

THENCE, South 25 Degrees 40 Minutes 42 Seconds East, a distance of 799.82 feet to a 1/2 inch iron rod set with a plastic cap marked (CBG INC) for corner;

THENCE, North 88 Degrees 20 Minutes 06 Seconds East, a distance of 1,767.07 feet to a point for corner in the East line of the remainder of said Tract No. One, in the West line of a 35.654 acre tract of land conveyed to David Loggins et al, by deed recorded in Volume 1293, Page 131, Real Property Records, Titus County, Texas, and in County Road No. 3350, from said point, a 1/2 inch iron rod set with a plastic cap marked (CBG INC), bears South 88 Degrees 20 Minutes 06 Seconds West, a distance of 16.00 feet;

THENCE, South 01 Degrees 39 Minutes 03 Seconds East, along the East line of the remainder of said Tract No. One, the West line of said 35.654 acre tract, and said County Road No. 3350, leaving said County Road No. 3350, and continuing the same course along the East line of the remainder of said Tract No. One, and the West line of said 35.654 acre tract in all a total distance of 311.88 feet to a point for corner;

THENCE, South 15 Degrees 18 Minutes 46 Seconds West, with said County Road No. 3350, a distance of 138.38 feet to a point for corner;

THENCE, South 01 Degrees 39 Minutes 03 Seconds East, with said County Road No. 3350, a distance of 58.86 feet to a point for corner in the South line of the remainder of said Tract No. One, and the North line of a 100 acre tract of land conveyed to John Thompson et al, by deed recorded in Volume 1533, Page 244, Real Property Records, Titus County, Texas;

THENCE, South 88 Degrees 08 Minutes 40 Seconds West, along the South line of the remainder of said Tract No. One, and the North line of said 100 acre tract, and passing at a distance of 16.43 feet, a 4 inch steel fence post found, and continuing the same course along the South line of the remainder of said Tract No. One, and the North line of said 100 acre tract in all a total distance of 1,788.76 feet to an 8 inch bois-d'arc fence post found in the South line of the remainder of said Tract No. One, the Northeast corner of said Tract No. Three, and the Northwest corner of said 100 acre tract;

THENCE, South 01 Degrees 36 Minutes 18 Seconds East, along the East line of said Tract No. Three, and the West line of said 100 acre tract, a distance of 1,197.38 feet to a 3/4 inch iron rod found at the Southeast corner of said Tract No. Three, and the Northeast corner of a 45.041 acre tract of land conveyed to Edward Covey et ux, by deed recorded in Volume 969, Page 215, Real Property Records, Titus County, Texas;

THENCE, South 88 Degrees 38 Minutes 18 Seconds West, along the South line of said Tract No. Three, and the North line of said 45.041 acre tract, passing the Northwest corner of said 45.041 acre tract, and the Northeast corner of the remainder of a 51.21 acre tract of land, called First Tract, conveyed to E. H. Covey, by deed recorded in Volume 157, Page 185, Deed Records, Titus County, Texas, and continuing the same course along the South line of said Tract No. Three, and the North line of the remainder of said 51.21 acre tract in all a total distance of 1,841.89 feet to a 3/4 inch iron rod found at the Southwest corner of said Tract No. Three, and the Northwest corner of the remainder of said 51.21 acre tract, said point lying in the East line of said 146.832 acre tract, from said point, a 1/2 inch iron rod found marked (Hampton 3889) at the Southeast corner of said 146.832 acre tract, bears South 01 Degrees 14 Minutes 34 Seconds East, a distance of 264.73 feet;

THENCE, North 02 Degrees 23 Minutes 44 Seconds West, along the West line of said Tract No. Three, and the East line of said 146.832 acre tract, a distance of 65.12 feet to a 1/2 inch iron rod found at an angle point in the West line of said Tract No. Three, and an angle point in the East line of said 146.832 acre tract;

THENCE, North 02 Degrees 03 Minutes 00 Seconds West, continuing along the West line of said Tract No. Three, and the East line of said 146.832 acre tract, a distance of 498.39 feet to a 1/2 inch iron rod found at an angle point in the West line of said Tract No. Three, and an angle point in the East line of said 146.832 acre tract;

THENCE, North 01 Degrees 19 Minutes 44 Seconds West, continuing along the West line of said Tract No. Three, and the East line of said 146.832 acre tract, a distance of 630.09 feet to a 1/2 inch iron rod found at the Northwest corner of said Tract No. Three, the Southwest corner of said Tract No. Two, and an angle point in the East line of said 146.832 acre tract;

THENCE, North 00 Degrees 35 Minutes 48 Seconds West, along the West line of said Tract No. Two, and the East line of said 146.832 acre tract, a distance of 467.14 feet to a 1/2 inch iron rod found at an angle point in the West line of said Tract No. Two, and an angle point in the East line of said 146.832 acre tract;

THENCE, North 01 Degrees 08 Minutes 36 Seconds West, continuing along the West line of said Tract No. Two, and the East line of said 146.832 acre tract, a distance of 318.31 feet to a 1/2 inch iron rod found marked (Hampton 3889) at an angle point in the West line of said Tract No. Two, and an angle point in the East line of said 146.832 acre tract;

THENCE, North 01 Degrees 40 Minutes 09 Seconds West, continuing along the West line of said Tract No. Two, and the East line of said 146.832 acre tract, a distance of 227.03 feet to a point for angle point at an angle point in the West line of said Tract No. Two, and an angle point in the East line of said 146.832 acre tract;

THENCE, North 00 Degrees 58 Minutes 10 Seconds West, continuing along the West line of said Tract No. Two, and the East line of said 146.832 acre tract, a distance of 184.65 feet to the POINT OF BEGINNING and CONTAINING 5,292,856 square feet or 121.51 acres of land.

SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ON NAD 83 AS OBSERVED BY GPS.
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THIS TIME.
4) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.

LEGEND

CM CONTROLLING MONUMENT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
1" IRON PIPE FOUND
POINT FOR CORNER
"X" FOUND IN CONCRETE
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
ASPHALT PAVING
GRAVEL/ROCK ROAD OR DRIVE
POWER POLE
A/C AIR CONDITIONING
WATER METER
GAS METER
WATER VALVE
CONCRETE MONUMENT FOUND
60D NAIL FOUND
SEPTIC TANK
SANITARY SEWER CLEANOUT
GUY WIRE
TELEPHONE PEDESTAL
ELECTRIC PEDESTAL
CHAIN LINK FENCE
WOOD FENCE
BARBED WIRE
IRON FENCE
PIPE FENCE
OES OVERHEAD ELECTRIC SERVICE
OHP OVERHEAD POWER LINE
COVERED PORCH,DECK OR CARPORT
CONCRETE PAVING
WOOD DECK OR PORCH

121.51 ACRES

RICHARD M. HOPKINS SURVEY, ABSTRACT NO. 256

TITUS COUNTY, TEXAS

COUNTY ROAD NO. 3350

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN	REV	BY	REV	BY
1" = 200'	03/25/14	1402649		LER				

CBG SURVEYING INC., FIRM CERTIFICATE #10168801
458 HILLCREST DRIVE
SULPHUR SPRINGS, TEXAS 75482
PHONE: (903) 438-1200
FAX: (903) 438-1266
www.cbgdfw.com

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