

POINT OF
BEGINNING

BECK
CALLED 88 AC
FIRST TRACT
406/397 D.R.H.C.T.

(BASIS OF BEARING)
(SOUTH)

N 00°00'00" W 1211.98'

16.77 ACRES

CHAMPAGNE
PART OF CALLED 274.9 AC
353/17 D.R.H.C.T.

HARLIN
CALLED 58.720 AC
543/832 O.P.R.H.C.T.

N 89°28'54" E
540.00'

[S 89°51'14" W 1415.24' (543/832 O.P.R.H.C.T.)]
N 89°28'54" E 875.48'

S 03°40'21" W 1155.03'

CHAMPAGNE
REM CALLED 274.9 AC
353/17 D.R.H.C.T.

PROPERTY DESCRIPTION

PLAT SHOWING A 16.77 ACRE TRACT SITUATED IN:
WETMORE SURVEY, ABSTRACT NO. 1020, HOPKINS
AND BEING PART OF THE SAME LAND AS A CALLED
TRACT DESCRIBED IN A DEED TO TONY MARTIN C
JOHN BAILEY CHAMPAGNE AS RECORDED IN VOL
DEED RECORDS, HOPKINS COUNTY, TEXAS.

HARRISON
CALLED 21.288 AC
TRACT TWO
588/288 O.P.R.H.C.T.

COUNTY ROAD
NO. 4759

S 89°21'44" W
257.87'
[N 89°23'02" E
297.82']
[453/875 O.P.R.H.C.T.]

MORRIS
CALLED 18.414 AC
TRACT TWO
453/875 O.P.R.H.C.T.

N 89°41'43" E 1110.83'
[N 89°41'35" E 1110.85'
557/798 O.P.R.H.C.T.]

MORRIS
CALLED 18.414 AC
TRACT TWO
453/875 O.P.R.H.C.T.

S 89°41'43" W 2219.35'

N 89°41'43" E 2051.71'

CHAMPAGNE
REM CALLED 274.9 AC
353/17 D.R.H.C.T.

NOTE: All record calls are denoted in [] per 353/17 D.R.H.C.T. unless otherwise noted.

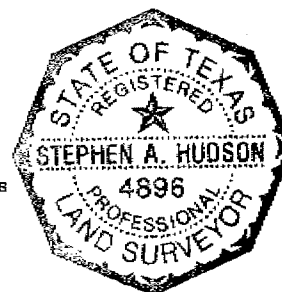
NOTE: This survey was prepared without the benefit of a title report or title commitment. There may be additional easements or encumbrances affecting this tract that are not shown hereon.

FLOOD NOTE: By graphic plotting only, this property DOES NOT appear to lie within a 100 year flood zone area, according to flood panel map no. 480869 0004 A, dated December 27, 1977, published by the Federal Emergency Management Agency.

The undersigned does hereby certify that this plat represents an accurate survey made on the ground on November 27, 2006, 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 for the purpose and parties shown, and unauthorized uses by others will be at their own risk.

Client: Rick Fowler

STEPHEN A. HUDSON R.P.L.S. NO. 4896



GENTRY
CALLED 5.900 AC
557/798 O.P.R.H.C.T.