

LEGEND

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND (COOPER)
- ⊗ 1/2" IRON ROD SET (BY-LINE)
- POINT FOR CORNER
- 1/2" IRON ROD FOUND
- POWER POLE
- A/C AIR CONDITIONING
- ⊙ WATER METER
- ⊙ CONCRETE R.O.W. MON
- ⊗ 3/8" IRON ROD FOUND
- ⊗ "X" FOUND IN CONCRETE
- ▲ UNDERGROUND ELECTRIC
- FH FIRE HYDRANT
- ⊙ GAS METER
- ⊙ WATER VALVE
- CONCRETE
- COVERED CARPORT, PORCH, DECK, ETC
- OHT - OVERHEAD TELEPHONE
- OHP - OVERHEAD ELECTRIC
- PIPE FENCE
- METAL FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- GUY WIRE
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- CLEANOUT
- SEPTIC TANK
- ASPHALT PAVING
- GRAVEL/ROCK
- ROAD OR DRIVE



LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the Levi P. Dikes Survey, Abstract No. 1, and the Elizabeth Melton Survey, Abstract No. 583, Hopkins County, Texas, and being all of that certain called 3.879 acre tract of land conveyed from Danny Goggans et ux to Tony Flippin et ux, by Warranty Deed, as recorded in Volume 467, Page 152, Official Public Records, Hopkins County, Texas, and being all of that certain Easement, called Second Tract, as described in Volume 256, Page 30, Deed Records, Hopkins County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found marked (Cooper) at a Southwest corner of said 3.879 acre tract, and an ell corner of Lot 1, Sulphur Springs Municipal Airport Subdivision, as recorded in Volume 6, Page 13, and Volume 6, Page 14, Map Records, Hopkins County, Texas;

THENCE North 02 Degrees 12 Minutes 37 Seconds West, along a West line of said 3.879 acre tract and an East line of said Lot 1, passing at a distance of 429.47 feet, a 1/2 inch iron rod set marked (BY-LINE) at the Southwest corner of said Easement Second Tract and continuing the same course in all a 3.879-acre total distance of 452.19 feet to a point for corner at the Northwest corner of said 3.879 acre tract, the Northwest corner of said Easement Second Tract, and an ell corner of said Lot 1, said point lying in an Unsigned Road;

THENCE North 88 Degrees 08 Minutes 48 Seconds East, along a North line of said 3.879 acre tract, the North line of said Easement Second Tract, a South line of said Lot 1, and said Unsigned Road, a distance of 111.02 feet to a point for corner at a Northeast corner of said 3.879 acre tract, the Northeast corner of said Easement Second Tract, and an ell corner of said Lot 1, said point lying in said Unsigned Road;

THENCE South 01 Degrees 34 Minutes 12 Seconds East, along an East line of said 3.879 acre tract, the East line of said Easement Second Tract, and a West line of said Lot 1, a distance of 23.02 feet to a 1/2 inch iron rod found at an ell corner of said 3.879 acre tract, the Southeast corner of said Easement Second Tract, and a Southwest corner of said Lot 1, said point lying on the South side of said Unsigned Road;

THENCE North 88 Degrees 18 Minutes 02 Seconds East, along a North line of said 3.879 acre tract, a South line of said Lot 1, and the South side of said Unsigned Road, passing at a distance of 249.10 feet, a 1/2 inch iron rod found marked (Cooper) at a Southeast corner of said Lot 1 and the Southwest corner of a 0.05 acre Easement tract, called First Tract, as described in Volume 256, Page 30, Deed Records, Hopkins County, Texas, and continuing the same course in all a total distance of 305.19 feet to a 1/2 inch iron rod set marked (BY-LINE) at a Northeast corner of said 3.879 acre tract and the Southeast corner of said 0.05 acre Easement tract, said point lying at the intersection of the South side of said Unsigned Road, with West line of F. M. Road No. 2285 - Airport Road, (Variable Width R.O.W.), and in a curve to the left, with a radius of 2,143.68 feet, a delta angle of 09 Degrees 27 Minutes 31 Seconds, the chord of which bears South 27 Degrees 46 Minutes 31 Seconds East, for a chord distance of 353.49 feet;

THENCE along an East line of said 3.879 acre tract, the West line of said F. M. Road No. 2285 - Airport Road, and along the arc of said curve, for an arc length of 353.89 feet to a 1/2 inch iron rod found marked (Cooper) at a Southeast corner of said 3.879 acre tract and Northeast corner of a 4.090 acre tract of land conveyed to Stanley Horton, by deed recorded in Volume 765, Page 588, Official Public Records, Hopkins County, Texas, and at the end of said curve, said point lying in the West line of said F. M. Road No. 2285 - Airport Road, from said point, 3/8 inch iron rod found for witness, bears South 87 Degrees 04 Minutes 58 Seconds West, a distance of 2.99 feet, and a 1/2 inch iron rod found marked (Cooper) at a Southeast corner of said 4.090 acre tract, bears South 34 Degrees 00 Minutes 04 Seconds East, a distance of 111.98 feet;

THENCE South 87 Degrees 04 Minutes 58 Seconds West, along a South line of said 3.879 acre tract and a North line of said 4.090 acre tract, a distance of 210.44 feet to a 3/8 inch iron rod found at an ell corner of said 3.879 acre tract and a Northwest corner of said 4.090 acre tract, from said point, a 3/8 inch iron rod found for witness, bears North 00 Degrees 13 Minutes 34 Seconds East, a distance of 0.16 feet;

THENCE South 00 Degrees 13 Minutes 34 Seconds West, along an East line of said 3.879 acre tract and a West line of said 4.090 acre tract, a distance of 34.24 feet to a 3/8 inch iron rod found at a Southeast corner of said 3.879 acre tract and an ell corner of said 4.090 acre tract;

THENCE South 86 Degrees 38 Minutes 39 Seconds West, along a South line of said 3.879 acre tract and a North line of said 4.090 acre tract, a distance of 72.07 feet to a 5/8 inch iron rod found (bent) at a Southwest corner of said 3.879 acre tract and an ell corner of said 4.090 acre tract;

THENCE North 03 Degrees 21 Minutes 39 Seconds West, along a West line of said 3.879 acre tract and an East line of said 4.090 acre tract, a distance of 77.30 feet to a 1/2 inch iron rod found marked (Cooper) at an ell corner of said 3.879 acre tract and a Northeast corner of said 4.090 acre tract;

THENCE South 86 Degrees 44 Minutes 10 Seconds West, along a South line of said 3.879 acre tract and a North line of said 4.090 acre tract, a distance of 52.41 feet to a 3/8 inch iron rod found at an ell corner of said 3.879 acre tract and a Northwest corner of said 4.090 acre tract;

THENCE South 03 Degrees 24 Minutes 19 Seconds East, along an East line of said 3.879 acre tract and a West line of said 4.090 acre tract, a distance of 19.59 feet to a 3/8 inch iron rod found at a Southeast corner of said 3.879 acre tract and an ell corner of said 4.090 acre tract;

THENCE South 87 Degrees 55 Minutes 01 Seconds West, along a South line of said 3.879 acre tract and a North line of said 4.090 acre tract, a distance of 116.43 feet to a 3/8 inch iron rod found at an ell corner of said 3.879 acre tract and a Northwest corner of said 4.090 acre tract;

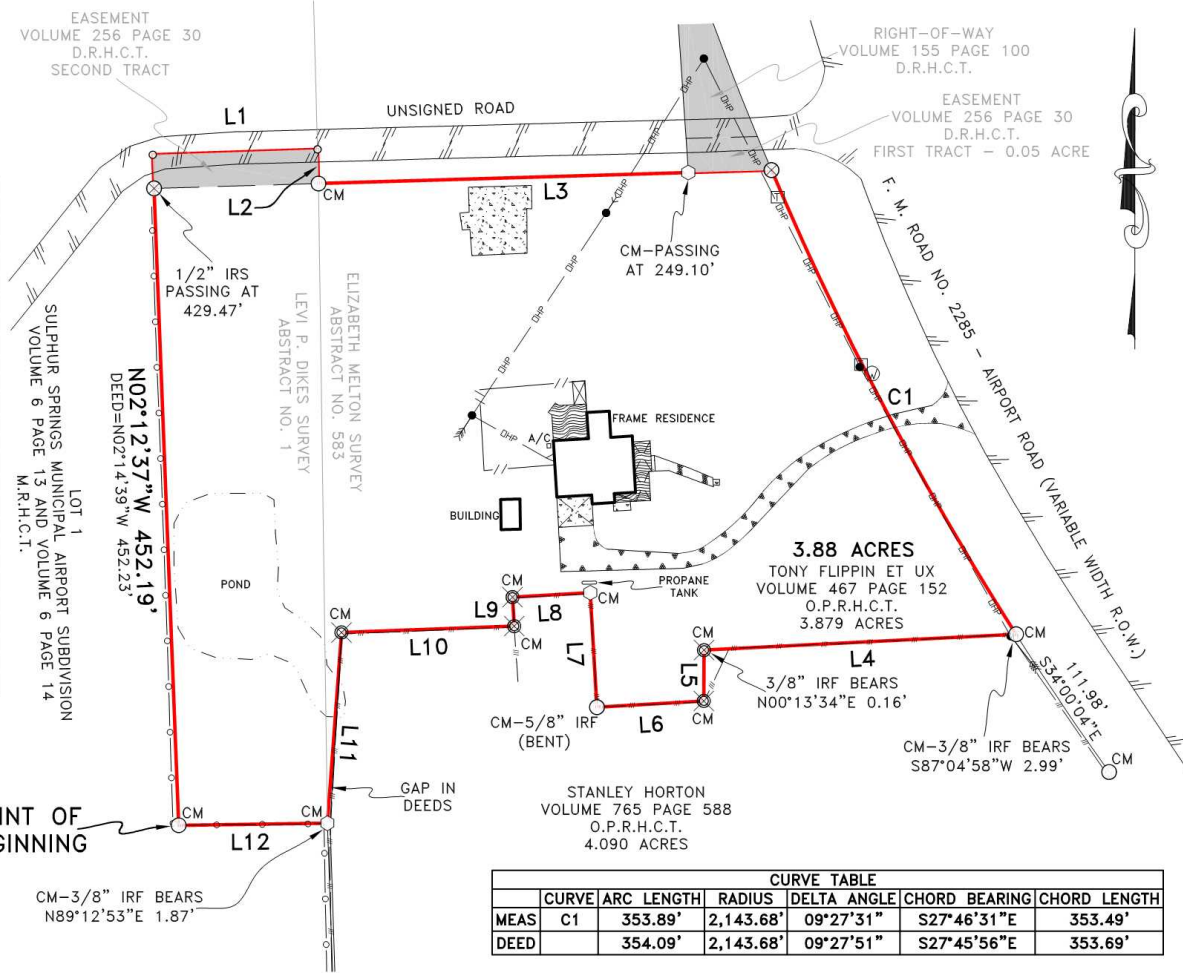
THENCE South 04 Degrees 14 Minutes 13 Seconds West, along an East line of said 3.879 acre tract, a distance of 128.92 feet to a 1/2 inch iron rod found marked (Cooper) at a Southeast corner of said 3.879 acre tract and a Northeast corner of said Lot 1, from said point, a 3/8 inch iron rod found in a West line of said 4.090 acre tract, bears North 89 Degrees 12 Minutes 53 Seconds East, a distance of 1.87 feet;

THENCE South 89 Degrees 12 Minutes 53 Seconds West, along a South line of said 3.879 acre tract and a North line of said Lot 1, a distance of 100.13 feet to the POINT OF BEGINNING and CONTAINING 3.88 acres of land.

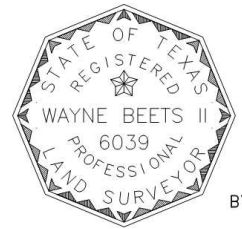
LINE TABLE		
LINE	BEARING	DISTANCE
MEAS L1	N88°08'48"E	111.02'
DEED	N88°05'09"E	111.01'
MEAS L2	S01°34'12"E	23.02'
DEED	S01°37'51"E	23.02'
MEAS L3	N88°18'02"E	305.19'
DEED	N88°14'23"E	305.32'
MEAS L4	S87°04'58"W	210.44'
DEED	S87°02'56"W	210.58'
MEAS L5	S00°13'34"W	34.24'
DEED	S00°01'40"W	34.22'
MEAS L6	S86°38'39"W	72.07'
DEED	S86°45'59"W	72.19'
MEAS L7	N03°21'39"W	77.30'
DEED	N03°09'38"W	77.06'
MEAS L8	S86°44'10"W	52.41'
DEED	S86°42'51"W	52.60'
MEAS L9	S03°24'19"E	19.59'
DEED	S03°22'03"E	19.51'
MEAS L10	S87°55'01"W	116.43'
DEED	S87°47'50"W	116.32'
MEAS L11	S04°14'13"W	128.92'
DEED	S04°14'22"W	128.74'
MEAS L12	S89°12'53"W	100.13'
DEED	S89°09'46"W	110.19'

I, Wayne Beets II RPLS No. 6039, do hereby certify to: Tony Flippin et al, as borrower; Alliance Bank, as lender; and Hopkins County Abstract, in regards to G. F. No. 34995, effective date 10/13/2020 and issue date 11/05/2020: That the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, 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.

- SURVEYOR'S NOTES:
- 1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
 - 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
 - 3) THE FOLLOWING ARE ITEMS PERTAINING TO THIS SURVEYED TRACT PROVIDED TO ME BY TITLE COMPANY.
 - ITEM 101, VOLUME 155, PAGE 100, D.R.H.C.T., AS SHOWN
 - ITEM 10J, VOLUME 144, PAGE 271, D.R.H.C.T., NOT ABLE TO LOCATE BY THIS SURVEYED TRACT
 - ITEM 10K, VOLUME 144, PAGE 269, D.R.H.C.T., NOT ABLE TO LOCATE BY THIS SURVEYED TRACT
 - ITEM 10L, VOLUME 231, PAGE 44, D.R.H.C.T., NOT ABLE TO LOCATE BY THIS SURVEYED TRACT
 - ITEM 10M, VOLUME 256, PAGE 30, D.R.H.C.T., AS SHOWN
 - ITEM 10N, VOLUME 266, PAGE 565, D.R.H.C.T., NOT ABLE TO LOCATE BY THIS SURVEYED TRACT
 - ITEM 10O, VOLUME 290, PAGE 285, D.R.H.C.T., NOT ABLE TO LOCATE BY THIS SURVEYED TRACT
 - ITEM 10P, VOLUME 297, PAGE 195, D.R.H.C.T., NOT ABLE TO LOCATE BY THIS SURVEYED TRACT
 - ITEM 10Q, VOLUME 303, PAGE 185, D.R.H.C.T., NOT ABLE TO LOCATE BY THIS SURVEYED TRACT
 - ITEM 10R, VOLUME 351, PAGE 382, D.R.H.C.T., NOT ABLE TO LOCATE BY THIS SURVEYED TRACT
 - ITEM 10S, VOLUME 288, PAGE 351, D.R.H.C.T., NOT ABLE TO LOCATE BY THIS SURVEYED TRACT
 - ITEM 10T, VOLUME 324, PAGE 347, D.R.H.C.T., NOT ABLE TO LOCATE BY THIS SURVEYED TRACT
 - 4) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
 - 5) PONDS SHOWN HEREON IS APPROXIMATE IN SIZE, AND LOCATION.
 - 6) ABSTRACT LINE SHOWN HEREON IS APPROXIMATE IN LOCATION.



CURVE TABLE						
	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
MEAS	C1	353.89'	2,143.68'	09°27'31"	S27°46'31"E	353.49'
DEED		354.09'	2,143.68'	09°27'51"	S27°45'56"E	353.69'



By: *Wayne Beets II*

WAYNE BEETS II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6039

3.88 ACRES DIKES SURVEY, ABSTRACT NO. 1 AND MELTON SURVEY, ABSTRACT NO. 583 HOPKINS COUNTY, TEXAS F. M. ROAD NO. 2285 AND AIRPORT ROAD	
DATE:	11/16/2020
SCALE:	1" = 100'
JOB NO.:	2020-2089
CLIENT:	ALLIANCE BANK
TECHNICIAN:	LER



BY-LINE SURVEYING LLC
P.O. BOX 834
Emory, Tx 75440
Ph: (903) 473-5150
Firm No: 10194233
www.bylinesurveying.com

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PO Box 834
Emory, TX 75440
(903)473-5150
www.bylinesurveying.com

BILL TO

CNB - SULPHUR SPRINGS
MORGAN SHARP
HOPKINS COUNTY ABSTRACT

Invoice / Job# 2020-2089

DATE 11/16/2020 **TERMS** Due on receipt

DUE DATE 11/16/2020

ACTIVITY	AMOUNT
BOUNDARY SURVEY BOUNDARY SURVEY -1421 AIRPORT ROAD. SULPHUR SPRINGS, TEXAS.	925.00T

Please reference invoice number on payment.
Do not staple payment to invoice.

Thank you for your business

SUBTOTAL	925.00
TAX (8.25%)	76.31
TOTAL	1,001.31

TOTAL DUE \$1,001.31