

LEGEND	
○ CONTROLLING INSTRUMENT	□ CONCRETE
○ 1/2" IRON ROD SET (BY-LINE)	□ COVERED DRAIN
○ POINT-IRON CORNER	□ FENCE, ETC.
○ 1/2" IRON PIPE FOUND	□ OVERHEAD TELEPHONE
○ POWER POLE	□ OVERHEAD ELECTRIC
○ A/C AIR CONDITIONING	□ PIPE
○ WATER METER	□ WOOD FENCE
○ CONCRETE B.O.W. MON	□ BARBED WIRE FENCE
○ EOD WALL FOUND	□ CHAINLINK FENCE
○ 7" FOUND IN CONCRETE	□ OVERHEAD ELECTRIC
○ GAS METER	□ ELECTRIC FEESTAL
○ FRI FIRE HYDRANT	□ TELEPHONE FEESTAL
○ WATER VALVE	□ CLEANOUT
	□ SEWER LID
	□ ASPHALT PAVING
	□ GRAVEL/POCK
	□ ROAD OR DRIVE



LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the J. Lyle Survey, Abstract No. 553, Hopkins County, Texas, and being all of that certain called 22.44 acre tract of land described in that Contract of Sale and Purchase, as recorded in Volume 428, Page 429, Deed Records, Hopkins County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are of grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with plastic cap stamped (BY-LINE) at the Northwest corner of sold 22.44 acre tract, the Northeast corner of a called 9.897 acre tract of land conveyed to Howard Evans et ux, by deed as recorded in Volume 428, Page 423, Deed Records, Hopkins County, Texas, and the Northeast corner of a 9.68 acre tract of land this same day surveyed, said point lying in the South line of F. M. Road No. 499;

THENCE, South 87 Degrees 19 Minutes 00 Seconds East, with a line common to said 22.44 acre tract, and said F. M. Road No. 499, a distance of 1,228.33 feet to a point for corner of the Northeast corner of sold 22.44 acre tract, and the Northwest corner of a called 22,000 acre tract of land conveyed to Cumby Youth Sports Association, by deed as recorded in Volume 859, Page 54, Official Public Records, Hopkins County, Texas, from said point, a 3/8 inch iron rod found, bears North 05 Degrees 33 Minutes 28 Seconds West, a distance of 0.29 feet, and a 1/2 inch iron rod found with a plastic cap stamped (COOPER), bears North 28 Degrees 16 Minutes 14 Seconds East, a distance of 1.46 feet, and 5/8 inch iron rod found with a plastic cap stamped (DCA INC), bears South 87 Degrees 19 Minutes 00 Seconds East, a distance of 3,428.06 feet;

THENCE, South 05 Degrees 33 Minutes 28 Seconds East, with a line common to said 22.44 acre tract, and said 22,000 acre tract, and passing the Southwest corner of said 22,000 acre tract, and a 1/2 inch iron rod found with a plastic cap stamped (COOPER) at 663.39 feet, and East of line of 0.68 feet, and continuing the same course in all a total distance of 712.69 feet to a point for corner of a ditch at the Southeast corner of sold 22.44 acre tract, said point lying in the North line of Kansas City Southern Railroad, from said point, a 3/8 inch iron rod found, bears South 05 Degrees 33 Minutes 28 Seconds East, a distance of 10.45 feet, and a 1/2 inch iron rod found with a plastic cap stamped (COOPER), bears North 85 Degrees 06 Minutes 45 Seconds East, a distance of 82.29 feet;

THENCE, South 85 Degrees 06 Minutes 45 Seconds West, with a line common to said 22.44 acre tract, and said Kansas City Southern Railroad, a distance of 1,219.95 feet to a point for corner of the Southwest corner of sold 22.44 acre tract, the Southeast corner of sold 9.897 acre tract, and the Southeast corner of said 9.68 acre tract, from said point, a 3/8 inch iron rod found, bears North 05 Degrees 16 Minutes 52 Seconds West, a distance of 0.32 feet;

THENCE, North 05 Degrees 16 Minutes 52 Seconds West, with a line common to said 22.44 acre tract, said 9.897 acre tract, and said 9.68 acre tract, a distance of 874.50 feet to the **POINT OF BEGINNING** and CONTAINING 22.19 acres of land.

I, Shane Graham RPLS No. 6044, do hereby certify to: Joel Evans, as client: That the Plot 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.

BY: SHANE GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6044



FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT APPEARS TO LIE WITHIN F.E.M.A. ZONE "X" AND ZONE "A" ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. 49230C0175, HAVING AN EFFECTIVE DATE OF MARCH 17, 2011.

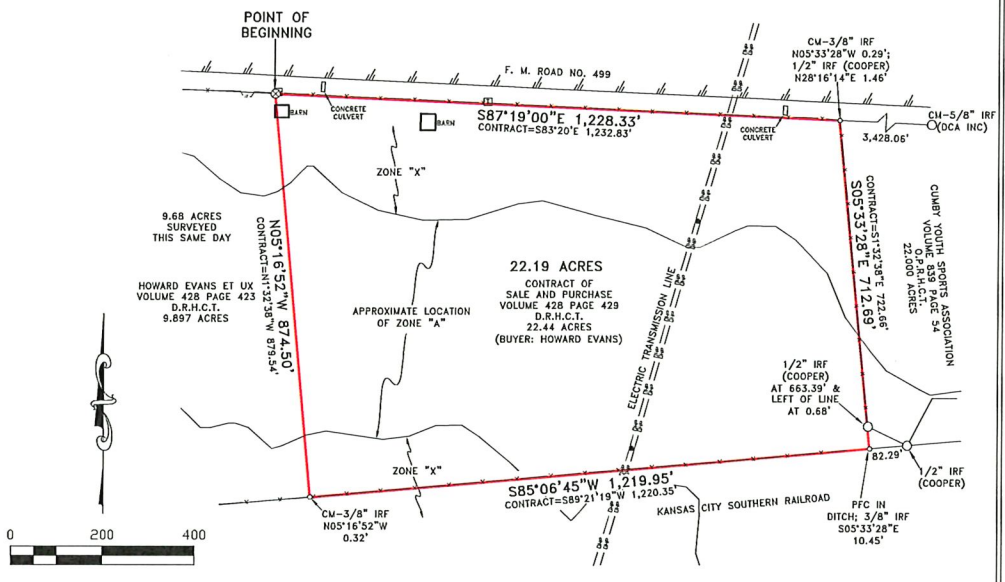
ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "A" - SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED.

SURVEYOR'S NOTES:

- 1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GNSS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
- 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 THE TIME OF THIS SURVEY.
- 4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPAIRS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
- 5) INFORMATION SHOWN HEREON FROM A FIELD DATE OF 04/30/2026.

APPROVED BY: _____



22.19 ACRES J. LYLE SURVEY, ABSTRACT NO. 553 HOPKINS COUNTY, TEXAS F. M. ROAD NO. 499	
DATE:	05/04/26
SCALE:	1" = 200'
JOB NO.:	2026-462-2
CLIENT:	EVANS
TECHNICIAN:	LER

BY-LINE SURVEYING LLC

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