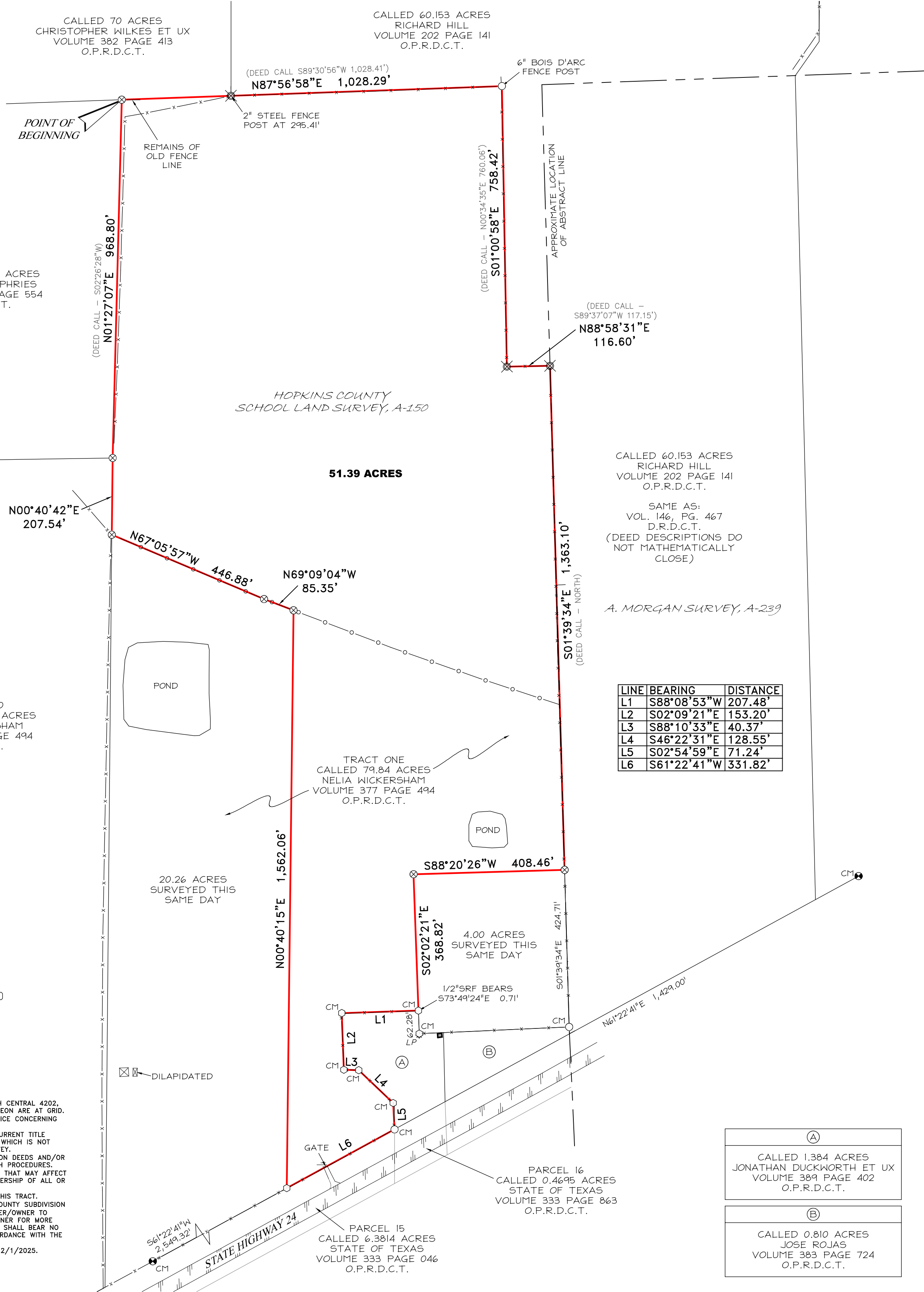


LEGEND

CM	CONTROLLING MONUMENT	CONCRETE	WOOD
1/2"	STEEL ROD FOUND	COVERED CARPORT, PORCH, DECK, ETC	
1/2"	STEEL ROD SET (BY-LINE)	OHT	OVERHEAD TELEPHONE
○	POINT FOR CORNER	OHP	OVERHEAD ELECTRIC
○	4" WOOD FENCE POST	—	PIPE FENCE
SRF	STEEL ROD FOUND	—	METAL FENCE
●	POWER POLE	—	WOOD FENCE
A/C	AIR CONDITIONING	—	BARBED WIRE FENCE
⊙	WATER METER	—	ELECTRIC FENCE
⊙	5/8"SRF WITH TXDOT CAP	—	OVERHEAD ELECTRIC
⊙	2" STEEL FENCE POST	—	GUY WIRE
⊙	" FOUND IN CONCRETE	—	ELECTRIC PEDESTAL
⊙	UNDERGROUND ELECTRIC	—	TELEPHONE PEDESTAL
⊙	FH FIRE HYDRANT	—	CLEANOUT
⊙	WATER VALVE	—	SEPTIC LID(S)
		—	GAS METER
		—	ASPHALT PAVING
		—	GRAVEL/ROCK ROAD OR DRIVE



CALLLED 57.12 ACRES
LYNDOL HUMPHRIES
VOLUME 114 PAGE 554
D.R.D.C.T.

CALLLED 70 ACRES
CHRISTOPHER WILKES ET UX
VOLUME 382 PAGE 413
O.P.R.D.C.T.

CALLLED 60.153 ACRES
RICHARD HILL
VOLUME 202 PAGE 141
O.P.R.D.C.T.

51.39 ACRES

CALLLED 60.153 ACRES
RICHARD HILL
VOLUME 202 PAGE 141
O.P.R.D.C.T.

SAME AS:
VOL. 146, PG. 467
D.R.D.C.T.
(DEED DESCRIPTIONS DO NOT MATHEMATICALLY CLOSE)

A. MORGAN SURVEY, A-239

TRACT TWO
CALLLED 108.5429 ACRES
NELIA WICKERSHAM
VOLUME 377 PAGE 494
O.P.R.D.C.T.

TRACT ONE
CALLLED 79.84 ACRES
NELIA WICKERSHAM
VOLUME 377 PAGE 494
O.P.R.D.C.T.

LINE	BEARING	DISTANCE
L1	S88°08'53"W	207.48'
L2	S02°09'21"E	153.20'
L3	S88°10'33"E	40.37'
L4	S46°22'31"E	128.55'
L5	S02°54'59"E	71.24'
L6	S61°22'41"W	331.82'

STATE OF TEXAS
COUNTY OF DELTA

DESCRIPTION

BEING all of tract of land in Delta County, Texas, out of the Hopkins County School Land Survey, Abstract No. 150, and being part of that called 79.84 acres of land described as Tract One and part of that called 108.5429 acres of land described as Tract Two in a deed to Nelia Wickersham as recorded in Volume 377, Page 494 Official Public Records of Delta County, Texas (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being further described as follows:

BEGINNING at a 1/2 inch steel rod set capped "By-Line Surveying" at the Northwest corner of said 79.84 acres, at the Northeast corner of that called 57.12 acres of land described in a deed to Lyndol Humphries as recorded in Volume 114, Page 554 of the Deed Records of Delta County, Texas and in the South line of that called 70 acres of land described in a deed to Christopher Wilkes et ux as recorded in Volume 382, Page 413 of the Official Public Records of Delta County, Texas, from which a 2 inch steel post found at the Southeast corner of said 70 acres and at the most Westerly Southwest corner of said 60.153 acres of land described in a deed to Richard Hill as recorded in Volume 202, Page 141 of the Official Public Records of Delta County, Texas (said 60.153 acres being also described in Volume 146, Page 467 Deed Records of Delta County, Texas - description in deeds do not mathematically close) bears North 87 degrees 56 minutes 58 seconds East, 295.41 feet for witness;

THENCE North 87 degrees 56 minutes 58 seconds East, 1,028.29 feet along the common line of said 79.84 acres, said 70 acres and said 60.153 acres to a 6 inch bois d'arc fence corner post found at the Northeast corner of said 79.84 acres and at an ell corner of said 60.153 acres;

THENCE along the common line of said 79.84 acres and the occupied line of said 60.153 acres as follows:
South 01 degrees 00 minutes 58 seconds East, 758.42 feet to a 2 inch steel fence post found at an ell corner of said 79.84 acres and at a Southwest corner of said 60.153 acres;
North 88 degrees 58 minutes 31 seconds East, 116.60 feet to a 2 inch steel fence post found at a Northeast corner of said 79.84 acres and at an ell corner of said 60.153 acres;

South 01 degrees 39 minutes 34 seconds East, 1,363.10 feet to a 1/2 inch steel rod set capped "By-Line Surveying" for corner at the Northeast corner of 4.00 acres of land surveyed this same day, from which a 1/2 inch steel rod found at the most Easterly Southeast corner of said 79.84 acres bears South 01 degrees 39 minutes 34 seconds East, 424.71 feet for witness;

THENCE South 88 degrees 20 minutes 26 seconds West, 408.46 feet with a common line of said 4.00 acres and through the interior of said 79.84 acres to a 1/2 inch steel rod set capped "By-Line Surveying" for corner at the Northwest corner of said 4.00 acres;

THENCE South 02 degrees 02 minutes 21 seconds East, 368.82 feet with a common line of said 4.00 acres and through the interior of said 79.84 acres to a 4 inch wood fence post found at the most Northerly Northeast corner of that called 1.384 acres of land described in a deed to Jonathan Duckworth et ux as recorded in Volume 389, Page 402 of the Official Public Records of Delta County, Texas, from which a 4 inch wood fence post found at an ell corner of said 1.384 acres and at the Southwest corner of said 4.00 acres bears South 02 degrees 02 minutes 21 seconds East, 62.28 feet for witness and from which a 1/2 inch steel rod found bears South 73 degrees 49 minutes 24 seconds East, 0.71 feet for witness;

THENCE with said 1.384 acres as follows:
South 88 degrees 08 minutes 53 seconds West, 207.48 feet to a 4 inch wood fence post found at the Northwest corner of said 1.384 acres;
South 02 degrees 09 minutes 21 seconds East, 153.20 feet to a 4 inch wood fence post found at the Southwest corner of said 1.384 acres;
South 88 degrees 10 minutes 33 seconds East, 40.37 feet to a 4 inch wood fence post found at an angle point of said 1.384 acres;
South 46 degrees 22 minutes 31 seconds East, 128.55 feet to a 4 inch wood fence post found at an angle point of said 1.384 acres;

South 02 degrees 54 minutes 59 seconds East, 71.24 feet to a 5/8 inch steel rod found with TxDOT aluminum cap in the Northwest line of State Highway 24, at the Northeast corner of that called 0.4695 acres of land described as Parcel 15 in a deed to the State of Texas as recorded in Volume 333, Page 46 of the Official Public Records of Delta County, Texas, at the Northwest corner of that called 0.4695 acres of land described as Parcel 16 in a deed to the State of Texas as recorded in Volume 333, Page 863 of the Official Public Records of Delta County, Texas, and at the Southwest corner of said 1.384 acres, from which a 5/8 inch steel rod found with TxDOT aluminum cap bears North 61 degrees 22 minutes 41 seconds East, 1,429.00 feet for witness;

THENCE South 61 degrees 22 minutes 41 seconds West, 331.82 feet along the Northwest line of said State Highway 24 and said 6.3814 acres to a 4 inch wood fence post found at the Southeast corner of 20.26 acres of land surveyed this same day, from which a 5/8 inch steel rod found with TxDOT aluminum cap bears South 61 degrees 22 minutes 41 seconds West, 2,549.32 feet for witness;

THENCE North 00 degrees 40 minutes 15 seconds East, 1,562.06 feet with a common line of said 20.26 acres and through the interior of said 79.84 acres to a 1/2 inch steel rod set capped "By-Line Surveying" in a fence line at the Northeast corner of said 20.26 acres;

THENCE with a common line of said 20.26 acres, through the interior of said 79.84 acres and said 108.5429 acres and generally with a fence as follows:
North 69 degrees 09 minutes 04 seconds West, 85.35 feet to a 1/2 inch steel rod set capped "By-Line Surveying" for corner;

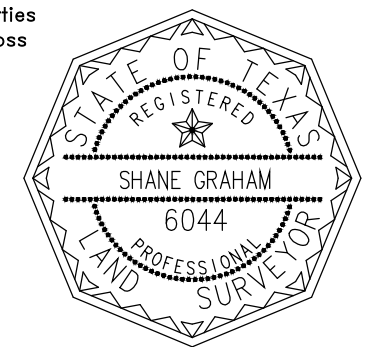
North 67 degrees 05 minutes 57 seconds West, 446.88 feet to a 1/2 inch steel rod set capped "By-Line Surveying" for corner at the Northwest corner of said 20.26 acres;

THENCE North 00 degrees 40 minutes 42 seconds East, 207.54 feet through the interior of said 108.5429 acres to a 1/2 inch steel rod set capped "By-Line Surveying" at the Northeast corner of said 108.5429 acres, in the West line of said 79.84 acres and at the Southeast corner of said 57.12 acres;

THENCE North 01 degrees 27 minutes 07 seconds East, 968.80 feet along the common line 79.84 acres and said 57.12 acres to the POINT OF BEGINNING, containing 51.39 acres of land.

I, Shane Graham RPLS No. 6044, do hereby certify to: Kyle Wickersham: That the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions 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*
SHANE GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6044



APPROVED BY:



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 IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
6) THIS SUBDIVISION MAY NOT COMPLY WITH THE DELTA COUNTY SUBDIVISION REGULATIONS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER TO DETERMINE THIS. CONSULT WITH YOUR COUNTY COMMISSIONER FOR MORE INFORMATION AND REGULATIONS. BY-LINE SURVEYING, LLC SHALL BEAR NO LIABILITY FOR PROPERTY SUBDIVIDED THAT IS NOT IN ACCORDANCE WITH THE DELTA COUNTY SUBDIVISION REGULATIONS.
7) INFORMATION SHOWN HEREON FROM A FIELD DATE OF 12/1/2025.

(A)
CALLLED 1.384 ACRES
JONATHAN DUCKWORTH ET UX
VOLUME 389 PAGE 402
O.P.R.D.C.T.

(B)
CALLLED 0.810 ACRES
JOSE ROJAS
VOLUME 383 PAGE 724
O.P.R.D.C.T.

PARCEL 15
CALLLED 6.3814 ACRES
STATE OF TEXAS
VOLUME 333 PAGE 046
O.P.R.D.C.T.

PARCEL 16
CALLLED 0.4695 ACRES
STATE OF TEXAS
VOLUME 333 PAGE 863
O.P.R.D.C.T.

51.39 ACRES DELTA COUNTY, TEXAS	
DATE:	12/02/2025
SCALE:	1" = 200'
JOB NO.:	2025-1446
CLIENT:	WICKERSHAM
TECHNICIAN:	SG

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