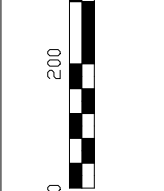
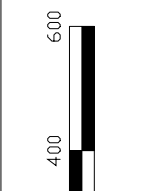


TRACT 1  
POINT OF  
BEGINNING



LEGEND

- CONCRETE MONUMENT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET (BY-LINE)
- POINT FOR CORNER
- OVERHEAD TELEPHONE
- PIPE FOUND
- POWER POLE
- A/C AIR CONDITIONING
- WATER METER
- CONCRETE R.O.W. MON
- 2" FOUND IN CONCRETE
- UNDERGROUND ELECTRIC
- FH FIRE HYDRANT
- GAS METER
- WATER VALVE
- CONCRETE
- POPCORN DECK, ETC
- OH - OVERHEAD TELEPHONE
- PIPE FOUND
- WOOD FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC
- ELECTRIC PEDESTAL
- 2" FOUND IN CONCRETE
- CLEANOUT
- SEPTIC LID
- SEPTIC TANK
- RAVINE
- ROAD OR DRIVE

LEGAL DESCRIPTION - TRACT 1

Being a lot, tract or parcel of land situated in the Ira Stephenson Survey, Abstract No. 851, Hopkins County, Texas, and being part of a larger tract called 311.658 acres and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found (bent) at a Northwest corner of said 311.658 acre tract, and an ell corner of a 25.484 acre tract of land conveyed to James McLemore et ux, by deed recorded in Volume 394, Page 695, Official Public Records, Hopkins County, Texas, said point lying on the Northwest side of County Road No. 2375;

THENCE, North 88 Degrees 42 Minutes 43 Seconds East, along a North line of said 311.658 acre tract, and said County Road No. 2375, a distance of 646.18 feet to a point for corner in a North line of said 311.658 acre tract, in said County Road No. 2375, and the Northwest corner of a 17.69 acre tract of land, called Tract 2, surveyed out this 19th day of April, 2021, from said point, a 1/2 inch iron rod found marked (Blair) at an ell corner of said 311.658 acre tract, and in the North line of said 17.69 acre Tract 2, bears North 88 Degrees 42 Minutes 43 Seconds East, a distance of 186.65 feet;

THENCE, South 01 Degrees 43 Minutes 59 Seconds East, along the West line of said 17.69 acre Tract 2, passing at a distance of 16.99 feet, a 1/2 inch iron rod set marked (BY-LINE) for witness, and continuing the same course, passing at a distance of 1,152.21 feet, a 1/2 inch iron rod set marked (BY-LINE) and continuing the same course, in all a total distance of 1,169.22 feet to a point for corner in a South line of said 311.658 acre tract, in a North line of the remainder of a 25.03 acre tract of land conveyed to Ronny Howard, by deed recorded in Volume 663, Page 379, Official Public Records, Hopkins County, Texas, in said County Road No. 2375, and the Southwest corner of said 17.69 acre Tract 2, from said point, a mag nail found at a Southeast corner of said 311.658 acre tract, a Southeast corner of said 17.69 acre Tract 2, and in said County Road No. 2375, bears North 87 Degrees 00 Minutes 00 Seconds East, a distance of 433.84 feet;

THENCE, South 87 Degrees 00 Minutes 00 Seconds West, along a South line of said 311.658 acre tract, the North line of the remainder of said 25.03 acre tract, County Road No. 2375, a distance of 433.84 feet to a point for corner at the Southwest corner of said 311.658 acre tract, and the Southwest corner of a 8.75 acre tract of land, called Tract Three, conveyed to Jimmy Cummings et ux, by deed recorded in Volume 510, Page 454, Official Public Records, Hopkins County, Texas, said point lying in a North line of the remainder of said 25.03 acre tract, and on the Southwest side of said County Road No. 2375, from said point, a 1/2 inch iron rod found marked (Blair) for witness, bears North 02 Degrees 58 Minutes 23 Seconds West, a distance of 1.07 feet, and a flat iron found (bent) at the Northwest corner of the remainder of the remainder of said 25.03 acre tract, and the Southwest corner of said 8.75 acre tract, bears South 87 Degrees 00 Minutes 00 Seconds West, a distance of 653.95 feet;

THENCE, North 02 Degrees 58 Minutes 23 Seconds West, along a West line of said 311.658 acre tract, the East line of said 8.75 acre tract, and said County Road No. 2375, passing the Northeast corner of said 8.75 acre tract, and a Southeast corner of said 25.484 acre tract, and continuing the same course in all a total distance of 537.26 feet to a 60D nail found in a West line of said 311.658 acre tract, in an East line of said 25.484 acre tract, and in said County Road No. 2375, from said point, a 1/2 inch iron rod found for witness, bears South 06 Degrees 57 Minutes 37 Seconds East, a distance of 23.98 feet;

THENCE, North 00 Degrees 31 Minutes 42 Seconds West, continuing along a West line of said 311.658 acre tract, an East line of said 25.484 acre tract, and said County Road No. 2375, a distance of 651.59 feet to the POINT OF BEGINNING AND CONTAINING 17.69 acres of land.

I, Wayne Beets II RPLS No. 6039, do hereby certify to: Mark Sustaire, as client: 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 AND DISTANCES 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) 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) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
- 5) THIS SUBDIVISION MAY NOT COMPLY WITH THE HOPKINS 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 HOPKINS COUNTY SUBDIVISION REGULATIONS.

BY: *Wayne Beets II*  
WAYNE BEETS II  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6039



**BY-LINE SURVEYING LLC**

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

TRACT 1 - 17.69 ACRES IRA STEPHENSON SURVEY, HOPKINS COUNTY, TEXAS COUNTY ROAD NO. 2375	
DATE:	04/19/21
SCALE:	1" = 200'
JOB NO.:	2021-451-1
CLIENT:	SUSTAIRE
TECHNICIAN:	LER

MARK SUSTAIRE ET UX  
FILE #20173695  
O.P.R.H.C.T.  
311.658 ACRES

TRACT 2 - 17.69 ACRES  
SURVEYED OUT  
04/19/21

TRACT 1  
17.69 ACRES  
MARK SUSTAIRE ET UX  
FILE #20173695  
311.658 ACRES

CM-60D NAIL  
FOUND (BENT):  
S06°57'37"E 23.98'

JIMMY CUMMINGS ET UX  
VOLUME 510 PAGE 454  
O.P.R.H.C.T.  
TRACT THREE - 8.75 ACRES

RONNY HOWARD  
VOLUME 663 PAGE 379  
O.P.R.H.C.T.  
REMAINDER OF 25.03 ACRES