

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



LEGAL DESCRIPTION - TRACT 2

Being a lot, tract or parcel of land situated in the Ira Stephenson Survey, Abstract No. 831, Hopkins County, Texas, and being part of that certain called 311.658 acre tract of land conveyed from Neuman Brown et al to Mark Sustaire et ux, by Warranty Deed, as recorded in File #20173695, Official Public 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 (Blair) at an ell corner of said 311.658 acre tract, and the Northwest corner of a 50 acre tract of land conveyed to Julia McCollum et al, by deed recorded in Volume 502, Page 825, Official Public Records, Hopkins County, Texas;

THENCE, South 01 Degrees 43 Minutes 59 Seconds East, along an East line of said 311.658 acre tract, and the West line of said 50 acre tract, a distance of 861.89 feet to a 1/2 inch iron rod found at a Southeast corner of said 311.658 acre tract, and the Northeast corner of a 2.014 acre tract of land conveyed to Daniel Holley, by deed recorded in File #20194687, Official Public Records, Hopkins County, Texas, said point lying in the West line of said 50 acre tract;

THENCE, South 88 Degrees 00 Minutes 08 Seconds West, along a South line of said 311.658 acre tract, and the North line of said 2.014 acre tract, a distance of 276.82 feet to a 1/2 inch iron rod found marked (Lord) at an ell corner of said 311.658 acre tract, and the Northwest corner of said 2.014 acre tract;

THENCE, South 03 Degrees 25 Minutes 20 Seconds West, along an East line of said 311.658 acre tract, and the West line of said 2.014 acre tract, passing at a distance of 283.14 feet to a 1/2 inch iron rod found for witness, and continuing the same course in all a total distance of 289.25 feet to a mag nail found at a Southeast corner of said 311.658 acre tract, and the Southwest corner of said 2.014 acre tract, said point lying in the North line of a 0.829 acre tract of land conveyed to Dennis Davis et al, by deed recorded in Volume 670, Page 605, Official Public Records, Hopkins County, Texas, and in County Road No. 2375;

THENCE, South 87 Degrees 00 Minutes 00 Seconds West, along a South line of said 311.658 acre tract, the North line of said 0.829 acre tract, and said County Road No. 2375, passing the Northwest corner of said 0.829 acre tract, and a Northeast corner 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, and continuing the same course in all a total distance of 635.8 feet to said County Road No. 2375, and continuing the same course in all a total distance of 25.03 acre tract, said County Road No. 2375, and the Northwest corner of said 17.69 acre tract, and the remainder of this 19th day of April, 2021, from said point a flat iron found (bent) at the Northwest corner of the remainder of said 25.03 acre tract, bears South 87 Degrees 00 Minutes 00 Seconds West, a distance of 1,302.35 feet;

THENCE, North 01 Degrees 43 Minutes 59 Seconds West, along the East line of said 17.69 acre Tract 1, passing at a distance of 17.01 feet, a 1/2 inch iron rod set marked (BY-LINE) for witness, and continuing the same course, passing at a distance of 1,169.22 feet to a point for corner in a North line of said 311.658 acre tract, in said County Road No. 2375, and the Northeast corner of said 17.69 acre Tract 1, from said point, a 1/2 inch iron rod found (bent) at a Northwest corner of said 311.658 acre tract, the Northwest corner of said 17.69 acre Tract 1, 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, bears South 88 Degrees 42 Minutes 43 Seconds West, a distance of 646.18 feet;

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 186.65 feet to a 1/2 inch iron rod found marked (Blair) at an ell corner of said 311.658 acre tract, said point lying on the Southeast side of said County Road No. 2375;

THENCE, North 87 Degrees 57 Minutes 07 Seconds East, a distance of 550.80 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 less resulting from other use shall not be the responsibility of the undersigned.

- SURVEYOR'S NOTES:
- 1) ALL 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 SURVEY.
 - 4) NO FLOOD INSURANCE 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.
 - 6) BY-LINE SURVEYING, LLC SHALL BEAR NO LIABILITY FOR PROPERTY SUBDIVIDED THAT IS NOT IN ACCORDANCE WITH REGULATIONS.
 - 6) ABSTRACT LINE SHOWN HEREON IS APPROXIMATE IN LOCATION.

BY: *Wayne Beets II*

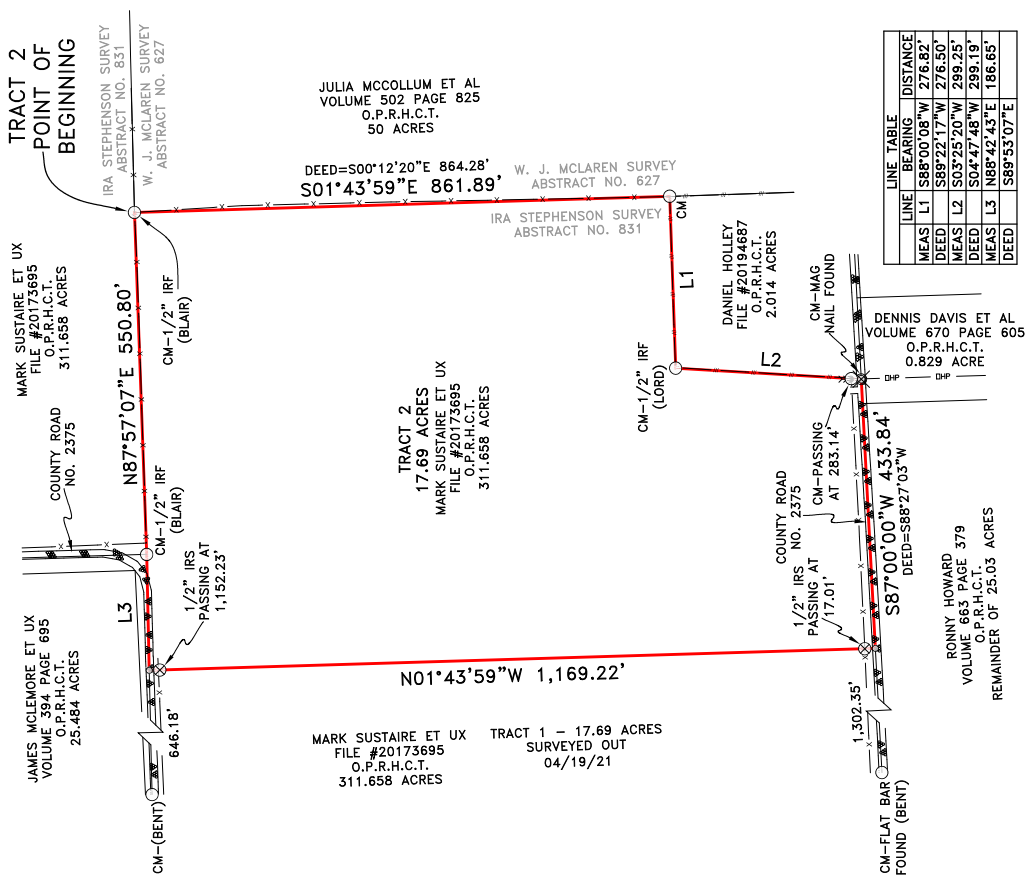
WAYNE BEETS II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6039



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| TRACT 2 - 17.69 ACRES IRA STEPHENSON SURVEY, HOPKINS COUNTY, TEXAS COUNTY ROAD NO. 2375 | DATE: 04/19/21 | SCALE: 1" = 200' | JOB NO.: 2021-451-2 | CLIENT: SUSTAIRE | TECHNICIAN: LER |
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BY-LINE SURVEYING LLC
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Firm No: 10194233
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| LINE | BEARING | DISTANCE |
|---------|---------------|----------|
| MEAS L1 | S89°00'08\"/> | |
| DEED | S89°00'08\"/> | |
| MEAS L2 | S03°25'20\"/> | |
| DEED | S04°47'48\"/> | |
| MEAS L3 | S04°47'48\"/> | |
| DEED | S89°53'07\"/> | |