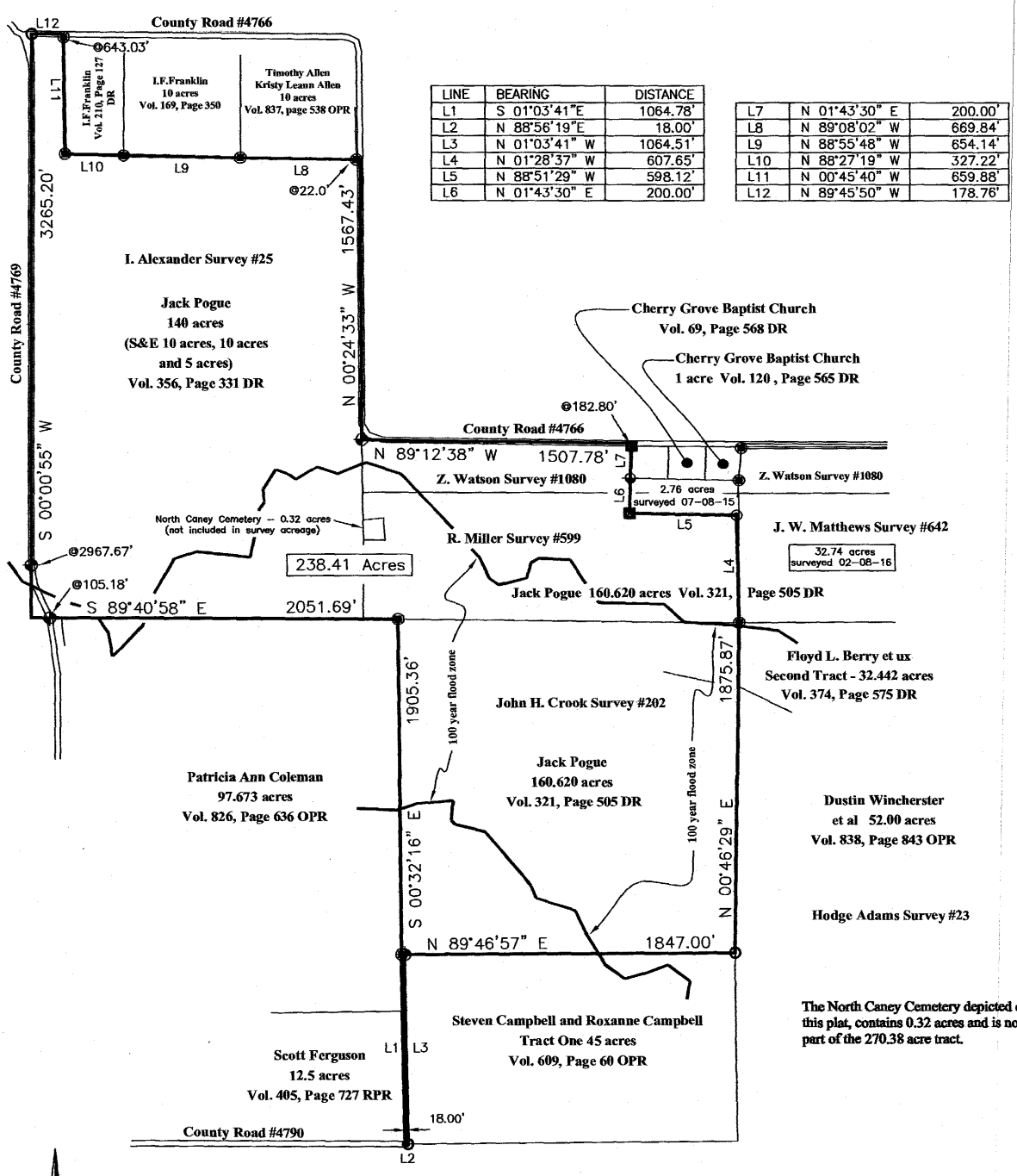
Part of the I. Alexander Survey #25, R. Miller Survey #599, Z. Watson Survey #1080, J. H. Crook Survey #202

File #: 161125



LINE	BEARING	DISTANCE
L1	S 01°03'41"E	1064.78'
L2	N 88°56'19"E	18.00'
L3	N 01°03'41" W	1064.51'
L4	N 01°28'37" W	607.65'
L5	N 88°51'29" W	598.12'
L6	N 01°43'30" E	200.00'

L7	N 01°43'30" E	200.00'
L8	N 89°08'02" W	669.84'
L9	N 88°55'48" W	654.14'
L10	N 88°27'19" W	327.22'
L11	N 00°45'40" W	659.88'
L12	N 89°45'50" W	178.76'

The North Caney Cemetery depicted on this plat, contains 0.32 acres and is not part of the 270.38 acre tract.

Hayden Foster RPLS #5699 — 11/30/16 date

I, Hayden Foster, Registered Professional Land Surveyor, No. 5699 do hereby certify that the plat and accompanying field notes represents an on the ground survey made under my direct supervision. Research of recorded documents was made only for the purpose of determining the boundary of this property and the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. There doesn't appear to be any encroachments other than those shown hereon. The tract does appear to be partially in a flood zone according to the Flood Insurance Rate Map #48223C0225E for Hopkins County, Texas. Reference Bearing = the South boundary line of the 160 acre tract and depicted as N 89°46'57" E. Controlling Monuments are at the terminus of the Reference Bearing. Plat and field notes provided with this survey. Foster Land Surveying Firm #10010700.

● = ½" capped iron pin found
◐ = ⅝" iron pin found
◒ = ½" iron pin found
◉ = ⅜" iron pin found
○ = iron pipe found
▣ = bois d'arc post found
⊠ = post found
▲ = conc. highway marker found
◆ = ⅜" capped iron pin (HF 5699) set

——— = survey line
——— = easement/building line
——— = overhead power line
——— = fence
(W) = water meter
(G) = gas meter
(T) = telephone pedestal
(H) = fire hydrant
(E) = elec. trans. pedestal
pob = point of beginning

STATE OF TEXAS REGISTERED HAYDEN FOSTER 5699 PROFESSIONAL LAND SURVEYOR

Foster Land Surveying - 17325 FM 197 - Arthur City, TX 75411 - office 903.739.9166

Foster Land Surveying 17325 FM 197 Arthur City, TX 75411
(903) 739-9166

Field Notes – 238.41 Acres

Situated about 8 miles North 7° West from the City of Sulphur Springs, in the County of Hopkins, State of Texas, a part of the I. Alexander Survey #25, R. Miller Survey #599, Z.Watson Survey #1080, J.H. Crook Survey #202 and being a called 140 acre tract (S&E a 10 acre tract, 10 acre tract and 5 acre tract) conveyed to Jack Pogue by deed recorded in Vol. 356, Page 331 of said County and State Deed Records and being part of a called 160.620 acre tract conveyed to Jack Pogue by deed recorded in Vol. 321, Page 505 of said Deed Records.

Beginning at a 1 ½" iron pipe found at the Northwest corner of the 140 acre tract and being at the intersection of County Road #4766 and County Road #4769.

Thence South 00°00'55" West along County Road #4769 and passing a 3/8" capped iron pin (HF 5699) set at a distance of 2967.67' and continuing on for a total distance of 3265.20' to the Southwest corner of the 140 acre tract;

Thence South 89°40'58" East passing a 3/8" capped iron pin (HF 5699) set in the center of County Road #4769 at a distance of 105.18' and continuing on along a fence for a total distance of 2051.69' to a bois d'arc post found at the Northeast corner of a called 97.673 acre tract conveyed to Patricia Ann Coleman by deed recorded in Vol. 826, Page 636 of said Official Public Records, said point being an el corner of the 160.620 acre tract;

Thence South 00°32'16" East along a fence a distance of 1905.36' to a bois d'arc post found in the East boundary line of said 97.673 acre tract;

Thence South 01°03'41" East along the West boundary line of an 18.00' wide lane a distance of 1064.78' to the Southeast corner of a called 12.5 acre tract conveyed to Scott Ferguson by deed recorded in Vol. 405, Page 727 of said Real Property Records;

Thence North 88°56'19" East along County Road #4790 a distance of 18.00' to a iron pipe found at the Southerly Southeast corner of the 160.620 acre tract and being the Southwest corner of a called 45 acre Tract One conveyed to Steven Campbell and Roxanne Campbell by deed recorded in Vol. 609, Page 60 of said Official Public Records;

Thence North 01°03'41" West a distance of 1064.51' to a capped iron pin found at the Northwest corner of the 45 acre tract;

Thence North 89°46'57" East along a fence a distance of 1847.00' to a ¾" iron pipe found at the Southeast corner of the 160.620 acre tract and being the Northeast corner of the 45 acre tract and being in the West boundary line of a called 52.00 acre tract conveyed to Dustin Wincherster by deed recorded in Vol. 838, Page 843 of said Official Public Records;

Thence North 00°46'29" East along a fence a distance of 1875.87' to a bois d'arc post found at the Northwest corner of a called 32.442 acre Second Tract conveyed to Floyd L. Berry et ux by deed recorded in Vol. 374, Page 575 of said Deed Records;

Thence North 01°28'37" West along a fence a distance of 607.65' to a 3/8" iron pin found;

Thence North 88°51'29" West a distance of 598.12' to a fence corner post found;

Thence North 01°43'30" East a distance of 200.00' to a ½" iron pin found;

Thence North 01°43'30" East along a fence and passing a fence corner post found at a distance of 182.80' and continuing on for a total a distance of 200.00' to a 3/8" capped iron pin (HF 5699) set in the Center of County Road #4766;

Thence along said County Road as follows: North 89°12'38" West a distance of 1507.78' to a 3/8" capped iron pin (HF 5699) set; North 00°24'33" West a distance of 1567.43' to the Northeast corner of the residue of the 140 acre tract;

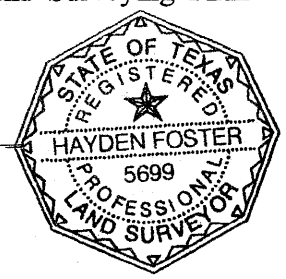
Thence North 89°08'02" West passing a bois d'arc post found at a distance of 22.00' and continuing on along a fence a distance of 669.84' to a bois d'arc post found at the Southwest corner of a called 10 acre tract conveyed to Timothy Allen et ux by deed recorded in Vol. 837, Page 538 of said Official Public Records and the Southeast corner of a called 10 acre tract conveyed to I.F. Franklin by deed recorded in Vol. 169, Page 350 of said Deed Records;

Thence North 88°55'48" West along a fence a distance of 654.14' to a bois d'arc post found at the Southwest corner of the Franklin 10 acre tract and the Southeast corner of a 5 acre tract conveyed to I.F. Franklin by deed recorded in Vol. 210, Page 127 of said Deed Records;

Thence North 88°27'19" West a distance of 327.22' to a bois d'arc post found at the Southwest corner of the 5 acre tract and an el corner of the 140 acre tract;

Thence North 00°45'40" West along a fence and passing a bois d'arc post found at a distance of 643.03' and continuing on for a total distance of 659.88' to a point in the center of County Road #4766;

Thence North 89°45'50" West along said County Road a distance of 178.76' to the point of beginning and containing 238.41 acres of land.

I, Hayden Foster, Registered Professional Land Surveyor, No. 5699 do hereby certify that the plat and accompanying field notes represents an on the ground survey made under my direct supervision. Research of recorded documents was made only for the purpose of determining the boundary of this property and the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. There doesn't appear to be any encroachments other than those shown hereon. This tract does appear to be partially in a flood zone according to the Flood Insurance Rate Map #48223C0100E for Hopkins County, Texas. Reference Bearing = the South boundary line of the 140 acre tract and depicted as S 89°40'58" E. Controlling Monuments are at the terminus of the Reference Bearing. Plat and field notes provided with this survey. Foster Land Surveying Firm #10010700. File #:161125

Hayden Foster _____ date 11/30/16