

LEGEND

CONCRETE MONUMENT	CONCRETE	WOOD
1/2" IRON ROD FOUND	COVERED CABLE	ROCK, BICE, ETC.
1/2" IRON ROD SET (BY-LINE)	DHT - OVERHEAD TELEPHONE	DHT - OVERHEAD TELEPHONE
POINT FOR CORNER	DHT - OVERHEAD TELEPHONE	DHT - OVERHEAD TELEPHONE
1/2" IRON PIPE FOUND	WELL	WELL
POWER POLE	WELL	WELL
A/C AIR CONDITIONING	WELL	WELL
WATER METER	WELL	WELL
600 WIRE FOUND	WELL	WELL
CONCRETE R.O.W. MARK	WELL	WELL
7" FOUND IN CONCRETE	WELL	WELL
UNDERGROUND ELECTRIC	WELL	WELL
FI FIBRE OPTIC	WELL	WELL
GAS METER	WELL	WELL
WATER VALVE	WELL	WELL



APPROVED BY:

LINE TABLE

MEAS	L1	BGR	48	26	E	32.03'
DEED	S87°16'56"	E	244.53'			
MEAS	L2	S87°19'00"	E	205.74'		
DEED	S83°20'	E	193.41'			

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	193.23'	12,814.79'	3°56'00"	S89°13'34"E	193.20'

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 9.897 acre tract of land conveyed from Mary Jones to Howard Evans et al, by Warranty Deed with Vendor's Lien, as recorded in Volume 428, Page 425, 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 at 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 Northeast corner of sold 9.897 acre tract, the Northwest corner of a called 22.44 acre tract of land described in that Contract of Sale and Purchase, as recorded in Volume 428, Page 425, Deed Records, Hopkins County, Texas, and the Northwest corner of a 22.19 acre tract of land this same day surveyed, sold point lying in the South line of F. M. Road No. 499, from said point, a 5/8 Inch Iron rod found with a plastic cap stamped (OCA INC), bears South 87 Degrees 19 Minutes 00 Seconds East, a distance of 4,656.39 feet;

THENCE, South 05 Degrees 16 Minutes 52 Seconds East, with a line common to sold 9.897 acre tract, sold 22.44 acre tract, and sold 22.19 acre tract, a distance of 874.50 feet to a point for corner at the Southeast corner of sold 9.897 acre tract, the Southwest corner of sold 22.44 acre tract, and the Southwest corner of sold 22.19 acre tract, sold point lying in the North line of Kansas City Southern Railroad, 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, South 85 Degrees 06 Minutes 45 Seconds West, with a line common to sold 9.897 acre tract, and sold Kansas City Southern Railroad, a distance of 505.97 feet to a point for corner at the Southwest corner of sold 9.897 acre tract, and the Southeast corner of a called 5 acre tract of land, called Second Tract, conveyed to Juliana Osorio, by deed as recorded in Volume 841, Page 413, Real Property Records, Hopkins County, Texas, from said point, a 3/8 Inch Iron rod found, bears North 00 Degrees 26 Minutes 18 Seconds West, a distance of 1.60 feet;


THENCE, North 00 Degrees 26 Minutes 18 Seconds West, with a line common to sold 9.897 acre tract, and sold 5 acre tract, a distance of 925.50 feet to a 1/2 Inch Iron rod set with plastic cap stamped (BY-LINE) at the Northwest corner of sold 9.897 acre tract, and the Northeast corner of sold 5 acre tract, sold point lying in the South line of sold F. M. Road No. 499;

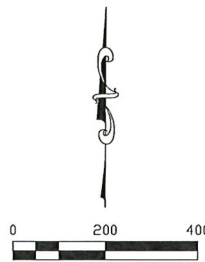
THENCE, North 88 Degrees 48 Minutes 26 Seconds East, with a line common to sold 9.897 acre tract, and sold F. M. Road No. 499, a distance of 32.03 feet to a 1/2 Inch Iron rod set with plastic cap stamped (BY-LINE) at the beginning of a curve to the right, with a radius of 2,814.79 feet, a delta angle of 03 Degrees 56 Minutes 00 Seconds, the chord of which bears South 89 Degrees 13 Minutes 34 Seconds East, for a chord distance of 193.20 feet;

THENCE, with a line common to sold 9.897 acre tract, and sold F. M. Road No. 499, and with the arc of said curve, for an arc length of 193.23 feet to a 1/2 Inch Iron rod set with plastic cap stamped (BY-LINE) at the end of said curve;

THENCE, South 87 Degrees 19 Minutes 00 Seconds East, with a line common to sold 9.897 acre tract, and sold F. M. Road No. 499, a distance of 205.74 feet to the POINT OF BEGINNING and CONTAINING 9.68 acres of land.

I, Shane Graham RPLS No. 6044, do hereby certify to: Joel Evans, 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.

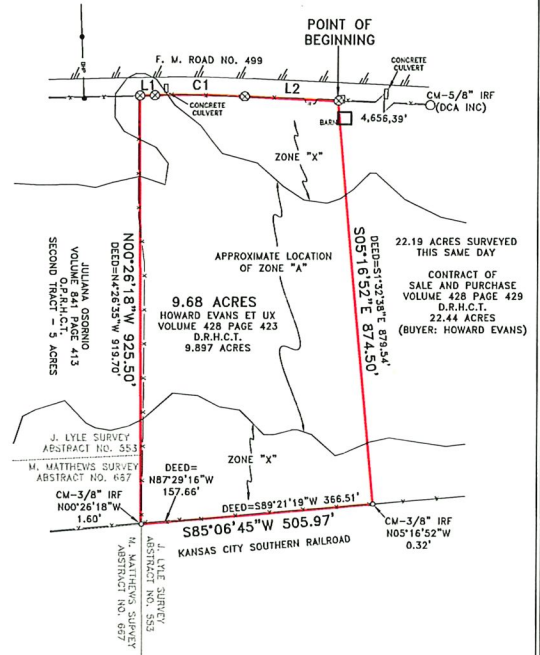
BY: 
 SHANE GRAHAM
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 6044



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. 4822200175E, 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) ABSTRACT LINE SHOWN HEREON IS APPROXIMATE IN LOCATION.
 - 6) INFORMATION SHOWN HEREON FROM A FIELD DATE OF 04/30/2026.



9.68 ACRES
 J. LYLE SURVEY,
 ABSTRACT NO. 553
 HOPKINS COUNTY, TEXAS
 F. M. ROAD NO. 499

DATE:	05/04/26
SCALE:	1" = 200'
JOB NO.:	2026-462-1
CLIENT:	EVANS
TECHNICIAN:	LER

BY-LINE SURVEYING LLC

P.O. BOX 834
 Emory, TX 75440
 Ph: (903) 473-3150
 Firm No: 10194233
 www.bylinesurveying.com

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