

LEGEND	
CM CONTROLLING MONUMENT	CONCRETE
1/2" IRON ROD FOUND	WOOD
1/2" IRON ROD SET (BY-LINE)	COVERED GARPORT, PORCH, DECK, ETC
POINT FOR CORNER	OHT - OVERHEAD TELEPHONE
1/2" IRON PIPE FOUND	OHE - OVERHEAD ELECTRIC
POWER POLE	PIPE FENCE
A/C AIR CONDITIONING	METAL FENCE
WATER METER	WOOD FENCE
CONCRETE R.O.W. MON	BARBED WIRE FENCE
600 NAIL FOUND	CHAINLINK FENCE
"X" FOUND IN CONCRETE	OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC	GUY WIRE
FH FIRE HYDRANT	ELECTRIC PEDESTAL
GAS METER	TELEPHONE PEDESTAL
WATER VALVE	CLEANOUT
	SEPTIC TANK
	ASPHALTY PAVING
	GRAVEL/ROCK
	ROAD OR DRIVE



LEGAL DESCRIPTION

Being a 0.753 acre tract or parcel of land situated in the J.J. Beck Survey, Abstract No. 89, Henderson County, Texas, and being all of that certain called 0.75 acre tract of land conveyed to Russell E. Clark and Patricia L. Clark, by Warranty Deed, as recorded in Volume 1994, Page 610, Deed Records, Henderson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 Inch Iron pipe found at the South corner of the above mentioned 0.75 acre tract, the North corner of a called 0.456 acre tract conveyed to William Knox Gordon III, recorded in Instrument No. 2014-16474, and on the Northwest line of Glenn Road;

THENCE North 52 Degrees 00 Minutes 30 Seconds West, with the Southwest boundary line of said 0.75 acre tract and the Northeast boundary of the above mentioned 0.456 acre tract, a distance of 88.19 feet to a 5/8 inch iron pipe found for the West corner of said 0.75 acre tract, the North corner of said 0.456 acre tract, and on the deeded 325' contour of Cedar Creek Lake;

THENCE with the Northwest boundary of said 0.75 acre tract and the deeded 325' contour as follows:

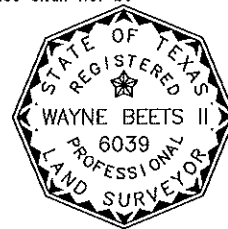
North 03 Degrees 59 Minutes 49 Seconds West, a distance of 59.47 feet to a point for corner, North 24 Degrees 26 Minutes 34 Seconds East, a distance of 42.15 feet to a point for corner, North 49 Degrees 06 Minutes 11 Seconds East, a distance of 92.10 feet to a point for corner, and North 26 Degrees 07 Minutes 01 Seconds East, a distance of 44.85 feet to a 2 inch pipe post for the North corner of said 0.75 acre tract and the West corner of a called 1.69 acre tract conveyed to Scott D. Whittall and Robert A. Goode, recorded in Instrument No. 2018-17741;

THENCE South 63 Degrees 18 Minutes 07 Seconds East, with the Northeast boundary of said 0.75 acre tract and the Southwest boundary of the above mentioned 1.69 acre tract, a distance of 163.43 feet to a 1/2 inch iron rod found for the East corner of said 0.75 acre tract, the South corner of said 1.69 acre tract, and on the Northwest line of Glenn Road;

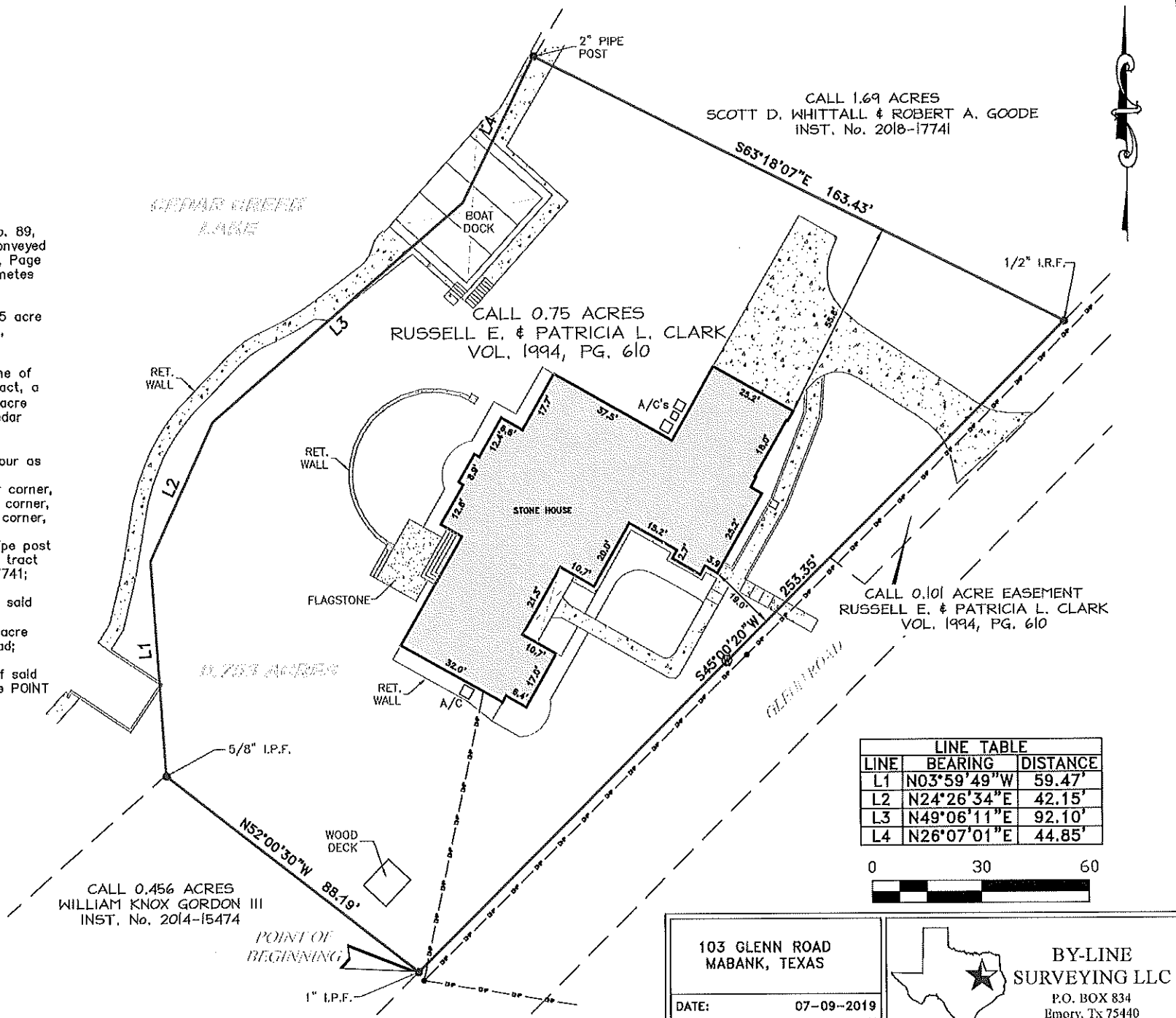
THENCE South 45 Degrees 00 Minutes 20 Seconds West, with the Southeast boundary of said 0.75 acre tract and the Northwest line of Glenn Road, a distance of 253.35 feet to the POINT OF BEGINNING and CONTAINING 0.753 acres of land.

I, Wayne Beets II RPLS No. 6039, do hereby certify to: Scott L. Thomas, Natalie S. Thomas, and Texas Premier Title, under G.F. No. 36000853PC, dated June 12, 2019: 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: Wayne Beets
 WAYNE BEETS II
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 6039



SURVEYOR'S NOTES:
 1) BEARINGS ARE BASED ON THE RECORD BEARING OF THE EAST BOUNDARY LINE OF THIS TRACT.
 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
 3) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
 4) THIS TRACT MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, INST. No. 2017-00012656, VOL. 510, PG. 10, VOL. 1282, PG. 625, AND VOL. 1275, PG. 56.



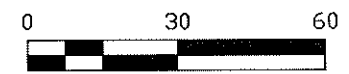
CALL 1.69 ACRES
 SCOTT D. WHITTALL & ROBERT A. GOODE
 INST. No. 2018-17741

CALL 0.75 ACRES
 RUSSELL E. & PATRICIA L. CLARK
 VOL. 1994, PG. 610

CALL 0.101 ACRE EASEMENT
 RUSSELL E. & PATRICIA L. CLARK
 VOL. 1994, PG. 610

CALL 0.456 ACRES
 WILLIAM KNOX GORDON III
 INST. No. 2014-16474

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°59'49"W	59.47'
L2	N24°26'34"E	42.15'
L3	N49°06'11"E	92.10'
L4	N26°07'01"E	44.85'



103 GLENN ROAD
 MABANK, TEXAS

DATE:	07-09-2019
SCALE:	1" = 30'
JOB NO.:	2019-888
CLIENT:	TEXAS PREMIER
TECHNICIAN:	EWB

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