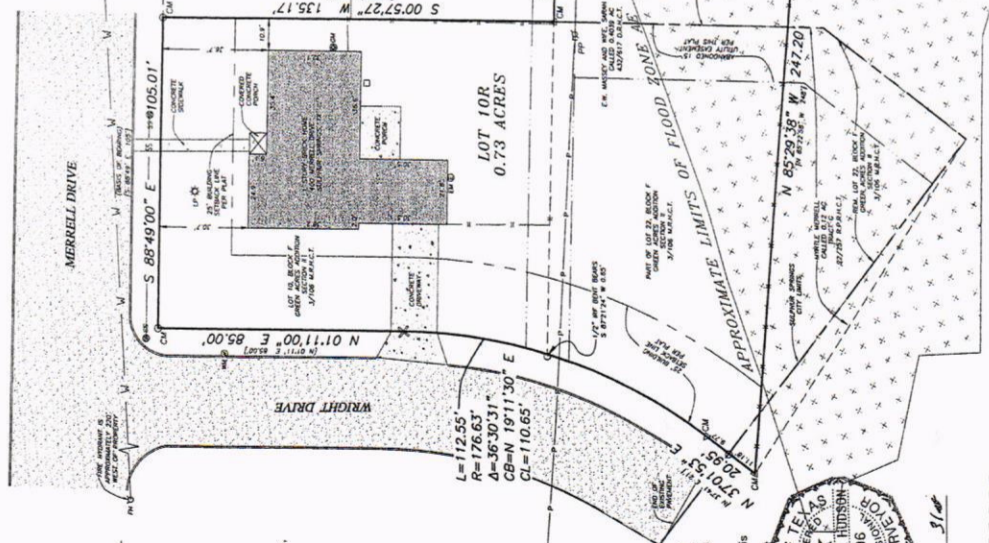
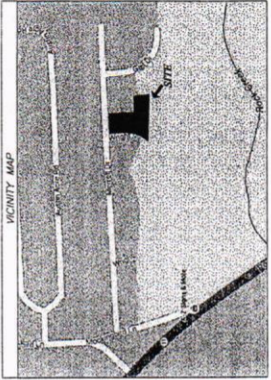


MINOR PLAT OF LOT 10 AND PART OF LOT 22, BLOCK F GREEN ACRES SUBDIVISION SECTION II

PLAT SHOWING A RE-SUBDIVISION OF LOT 10 AND PART OF LOT 22 OF GREEN ACRES SUBDIVISION, SECTION II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 3, PAGE 106, M.R.H.C.T., SITUATED IN THE M. A. BOWLIN SURVEY, ABSTRACT NO. 39, HOPKINS COUNTY, TEXAS



CERTIFICATE OF CITY MANAGER
Additional: MINOR PLAT OF LOT 10, PART OF LOT 22 OF GREEN ACRES SUBDIVISION, SECTION 2 and a 0.17 ACRE GREEN ACRES SUBDIVISION, SECTION II, SITUATED IN THE M. A. BOWLIN SURVEY, ABSTRACT NO. 39, HOPKINS COUNTY, TEXAS.
Location: 400 Merrell Drive.

I, hereby certify that all requirements of the "Subdivision and Development Ordinance" concerning submission and or approval of information and data to the City Manager (or his designee) required for approval have been complied with for the above referenced subdivision.

City Manager (or his designee) _____ Date _____
CITY ATORNEY
APPROVED by the City Attorney of Sulphur Springs, Texas on the _____ of _____, 2015.

City Attorney _____
CERTIFICATE OF DIRECTOR OF COMMUNITY DEVELOPMENT
APPROVED by the Director of Community Development of Sulphur Springs, Texas on the _____ day of _____, 2015.

Director of Community Development _____
CERTIFICATE OF COMMISSIONER'S COURT
APPROVED by the Commissioner's Court of Hopkins County, Texas, on the _____ day of _____, 2015.

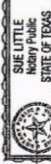
County Judge, Acting on behalf of the Commissioners Court of Hopkins County, State of Texas _____
Attest: Hopkins County Clerk _____

KNOW ALL MEN THESE PRESENTS:
That I, Stephen A. Hudson, Registered Professional Land Surveyor, State of Texas, do hereby certify that the plat hereon represents an accurate survey made on the ground on July 18th, 2015, and the boundaries as located are according to the recorded references shown. Except as to conflicts, encroachments, or overlapping of improvements. This survey is being provided solely for the use of the current parties and that no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction.



Stephen A. Hudson, R.P.L.S. NO. 4886
Date: 15 August 2015

STATE OF TEXAS
COUNTY OF HOPKINS
This instrument was acknowledged before me, a Notary Public, on this day of August, 2015, by Stephen A. Hudson.



Shelene Hudson, Notary Public, State of Texas
Date: 15 August 2015

NOTE: This survey was prepared in accordance with the provisions of the Flood Insurance Rate Map No. 4822X0330E, dated March 17, 2011, published by the Federal Emergency Management Agency. The base flood elevation for this lot is 485.1'.
Buyer: Ronnie Charles & Shirley Charles
Seller: E. W. Massey

PROPERTY DESCRIPTION
ALL that certain 0.73 acre lot, tract or parcel of land situated in, the M. A. Bowlin Survey, Abstract No. 39, Hopkins County, Texas, and being a part of Lot 22, Block F of Green Acres Subdivision, Section II, according to the Plat thereof as recorded in Volume 3, Page 106, Map Records, Hopkins County, Texas, (M.R.H.C.T.), and being all of a certain 0.4039 acre tract described in a deed from Frank N. Wright and wife, Vonda Wright and others to E. W. Massey and wife, Sarah Massey as recorded in Volume 432, Page 617, Deed Records, Hopkins County, Texas, (D.R.H.C.T.).

Beginning at a 1/2" iron rod found at the northwest corner of said Lot 10 and being at the intersection of the east right of way line of Wright Drive and the south right of way line of Merrell Drive;
THENCE S 88°49'00" E along the north line of said Lot 10 and the south right of way line of said Merrell Drive a distance of 105.01 feet to a 1/2" iron rod found at the northeast corner of said Lot 10 and the northwest corner of Lot 11 of said Green Acres Subdivision;

THENCE S 00°57'27" W along the east line of said Lot 10 and the west line of said Lot 11 a distance of 135.17 feet to a 3/8" iron rod found at the southeast corner of said Lot 10 and at the southwest corner of said Lot 11;

THENCE S 88°35'11" E along the north line of said 0.4039 acre tract and the south line of said Lot 11 a distance of 86.14 feet to a 3/8" iron rod found at the northeast corner of said 0.4039 acre tract and at the southeast corner of said Lot 11; and then along the northeast corner of said 0.4039 acre tract and the northwest corner of a certain 0.38 acre tract as described in a deed to William J. Pappas and Norma K. Pappas as recorded in Volume 842, Page 251, Official Public Records, Hopkins County, Texas, (O.P.R.H.C.T.);

THENCE S 02°33'26" E along the east line of said 0.4039 acre tract and the west line of said 0.38 acre tract a distance of 112.55 feet to an interior corner of said 0.38 acre tract;

THENCE N 85°29'38" W along the south line of said 0.4039 acre tract and generally along a fence a distance of 247.20 feet to a 3/8" iron rod found at the southwest corner of said 0.4039 acre tract and on the east right of way line of said Wright Drive;

THENCE N 37°01'53" E along the west line of said 0.4039 acre tract and the east right of way line of said Wright Drive passing a 1/2" iron rod found at the southwest corner of said Lot 22 a distance of 11.18 feet, continuing a total distance of 20.95 feet to a 3/8" iron rod found;

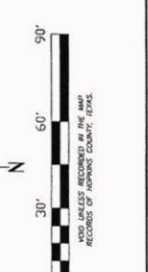
THENCE along with a curve to the left with the west line of said 0.4039 acre tract and the west line of said Lot 10 and the east right of way line of said Wright Drive having an arc length of 112.55 feet, a radius of 176.63 feet, and a chord bearing and length of N 19°11'30" E 110.65 feet to an "X" cut in a concrete driveway

THENCE N 01°11'00" E along the west line of said Lot 10 and the east right of way line of said Wright Drive a distance of 85.00 feet to the POINT OF BEGINNING and containing 0.73 acres of land, more or less.

OWNER'S CERTIFICATE
I, E. W. Massey do hereby certify that I am the owner of this 0.73 acre tract in the city of Sulphur Springs, Hopkins County, Texas, and accept this plat of said tract and do hereby acknowledge the improvements as shown and do dedicate all easements and right of ways as shown hereon.

E. W. Massey
STATE OF TEXAS
COUNTY OF HOPKINS
This instrument was acknowledged before me in the capacity above stated, a Notary Public, on this _____ day of _____, 2015.

Table with 2 columns: Symbol and Description. Includes Water Meter, Electric Meter, Light Pole, Power Pole, Sanitary Sewer Manhole, Control Monument, 3/8" Iron Rod Found, X Cut in Concrete, 1/2" Iron Rod Found, Overhead Powerline, Barbed Wire Fence, Wood Privacy Fence.



LEGEND
Water Meter
Electric Meter
Light Pole
Power Pole
Sanitary Sewer Manhole
Control Monument
3/8" Iron Rod Found
X Cut in Concrete
1/2" Iron Rod Found
Overhead Powerline
Barbed Wire Fence
Wood Privacy Fence

SCALE: 1"=30'
MINOR PLAT SURVEY
DATE: 8/12/15
SURVEYED BY: WV
DRAWN BY: SM
CHECKED BY: JH
SHEET 1 OF 1
JOB NO: 14-0717
REVISIONS:
LANDMARK SURVEYING, INC.
100 MILLERS ROAD
SULPHUR SPRINGS, TX 75462
PHONE: 940-265-5555
FAX: 940-265-5555