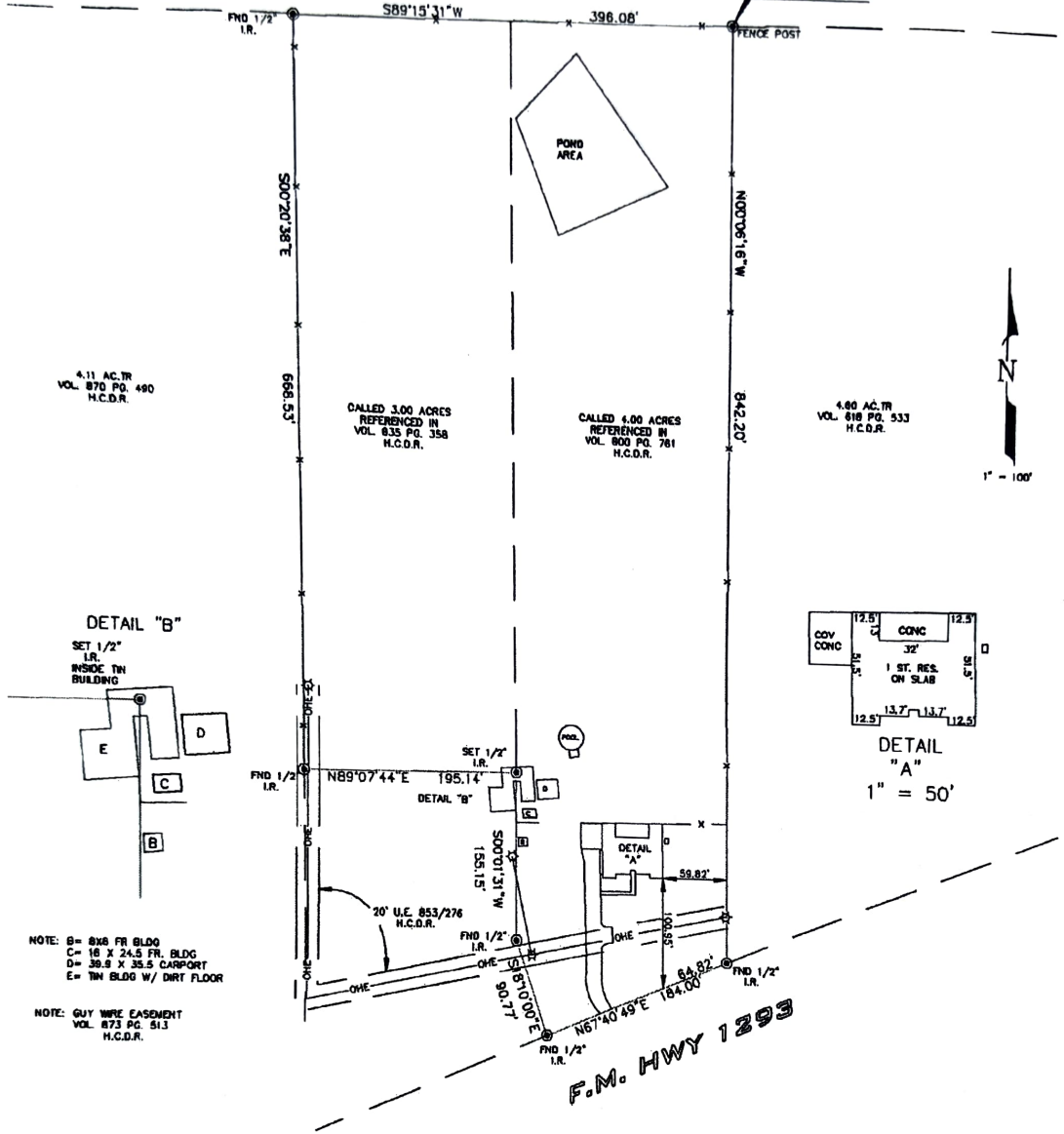


TRIPLE EAST
2360.78 AC. TR.

P.O.B.



I, J.D. McCLENNAN DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF A 6.99 ACRE TRACT IN THE THOMAS S. LEWIS SURVEY ABSTRACT NUMBER 359 HARDIN COUNTY AND SHOWING ALL IMPROVEMENTS THEREON. THERE ARE NO OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON. THE UNDERSIGNED SURVEYOR DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF FLOOD ZONE INFORMATION WHICH IS DERIVED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY ANY OTHER PARTIES IS AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

PROPERTY OF:
BETINA GRIFFITH
23344 F.M HWY 1293
THICKET TEXAS 77374

THIS PROPERTY LIES IN A NO SPECIAL FLOOD HAZARD AREAS NO PANEL PRINTED

PREPARED BY:
B-LINE SURVEYORS INC.



DATE	05-421	DATE	10/12/05
BY	CCS	BY	12/25/05
REVISED BY		REVISED BY	07/02

CIVIL ENGINEERING/LAND SURVEYING
P.O. BOX 2440 ORANGE, TX 77631
(409) 883-8898

J.D. McClellan
Registered Professional Surveyor
Texas Registration Number 2512

EXHIBIT "A"

BEING a 1.028 acre tract of land being the remainder of a 3.80 acre tract conveyed to Charles Sumrall and wife, Telka Sumrall as recorded in Vol. 635, Page 358 and a 1.06 acre tract recorded in Vol. 652, Page 583. Dead Records of Hardin County, Texas and being out of the Thomas Lewis Survey, Abst. No 359, Hardin County, Texas. Said 1.028 acre tract being more fully described as follows:

BEGINNING at the SW corner of the 3.80 acre tract and the SE corner of a 4.1 acre tract a steel rod for corner;

THENCE N 00 deg. 15' E with the West line of the 3.8 acre tract 169.74 ft. to the SW corner of a 3 acre tract conveyed out of the 3.80 acre tract a steel rod for corner;

THENCE East at 30.00 ft. pass a steel rod for the NE corner of a ROW easement and at 196.10 ft. to a steel rod for corner;

THENCE S 00 deg. 34' W 154.24 ft. to a steel rod for corner;

THENCE S 18 deg. 10' E 91.00 ft. to the North ROW of Highway No. 1293 a steel rod for corner;

THENCE S 60 deg. 36' W with the North line of Highway No. 1293 at 30 ft. pass the SE corner of the 1.06 acre tract and at 155.00 ft. to a steel rod for corner;

THENCE N 7 deg. 30' W 118.70 ft to a steel rod for corner;

THENCE S 83 deg. 25' W at 43.60 ft. pass the SE corner of a 30 ft. easement and at 73.60 ft. to a steel rod for corner;

THENCE N 00 deg. 15' E 37.80 ft. to the PLACE OF BEGINNING and containing 1.170 acres of land of which 0.142 acres is in the ROW easement leaving a net of 1.028 acres of land.

2019-02010
GLENDA ALSTON
COUNTY CLERK
2019 Jan 25 at 10:36 AM
HARDIN COUNTY, TEXAS
By: CB, DEPUTY

2013-43397
GLENDA ALSTON
COUNTY CLERK
2013 Dec 27 at 11:43 AM
HARDIN COUNTY, TEXAS
By: AM, DEPUTY

Being a tract or parcel containing 6.99 acres of land out of and a part of the Thomas S. Lewis Survey, Abstract Number 359, Hardin County, Texas, and also out of and a part of that certain 40 acre tract as described in Volume 457, Page 121 of the Deed Records of Hardin County, Texas said 6.99 acre tract being all of a called 3.00 acre tract as recorded in Volume 635, Page 358 and a called 4.00 acre tract as recorded in Volume 600, Page 761 of the Deed Records of Hardin County, Texas, said 6.99 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a fence post found at the Northeast corner of said 4.00 acre tract and also being in the North line of said 40.00 acre tract and also being the Northwest corner of a 4.60 acre tract as recorded in Volume 618, Page 533 of the Deed Records of Hardin County;

THENCE, South 89 deg. 15 min. 31 sec. West, along the North line of said 40.00 acre tract at 200.00 feet pass the Northwest corner of said 4.00 acre tract for a total distance of 396.08 feet to a 1/2-inch iron rod found at the Northwest corner of said 3.00 acre tract same being the Northeast corner of a 4.11 acre tract as described in Volume 870, Page 490 of the Deed Records of Hardin County;

THENCE, South 00 deg. 20 min. 38 sec. East, along the East line of said 4.11 acre same being the West line of said 3.00 acre tract for a distance of 668.53 feet to a 1/2-inch iron rod found for corner;

THENCE, North 89 deg. 07 min. 44 sec. East, along the South line of said 3.00 acre tract for a distance of 195.14 feet to a 1/2-inch iron rod set for corner in the West line of said 4.00 acre tract;

THENCE, South 00 deg. 01 min. 31 sec. West, along the West line of said 4.00 acre tract for a distance of 155.15 feet to a 1/2-inch iron rod found for an angle point of said 4.00 acre tract;

THENCE, South 18 deg. 10 min. 00 sec. East, for a distance of 90.77 feet to a 1/2-inch iron rod found for corner in the North right-of-way line of a public road known as F.M. Highway 1293;

THENCE, North 67 deg. 40 min. 49 sec. East, along the North right-of-way line of said F.M. Highway 1293 for a distance of 184.00 feet to a 1/2-inch iron rod found at the Southwest corner of said 4.60 acre tract;

THENCE, North 00 deg. 06 min. 16 sec. West, along the West line of said 4.60 acre tract for a distance of 842.20 feet to the POINT OF BEGINNING and containing 6.99 acres of land.