

**LEGEND**

CM CONTROLLING MONUMENT	CONCRETE	WOOD
3/8" IRON ROD FOUND	COVERED CARPORT, PORCH, DECK, ETC	
1/2" IRON ROD SET (BY-LINE)	OHT - OVERHEAD TELEPHONE	
POINT FOR CORNER	OHP - OVERHEAD ELECTRIC	
1/2" IRON ROD FOUND (BY-LINE)	PIPE FENCE	
POWER POLE	METAL FENCE	
A/C AIR CONDITIONING	WOOD FENCE	
WATER METER	BARBED WIRE FENCE	
CONCRETE R.O.W. MON	CHAINLINK FENCE	
60D NAIL FOUND	OVERHEAD ELECTRIC	
"X" FOUND IN CONCRETE	GUY WIRE	
UNDERGROUND ELECTRIC	ELECTRIC PEDESTAL	
FH FIRE HYDRANT	TELEPHONE PEDESTAL	
GAS METER	CLEANOUT	SEPTIC LID
WATER VALVE	ASPHALT PAVING	GRAVEL/ROCK ROAD OR DRIVE

**LEGAL DESCRIPTION**

Being a 25.59 acre tract or parcel of land situated in the A. Hurley Survey, Abstract No. 413, Hopkins County, Texas, and being part of the remainder of that certain called 126.96 acre tract of land conveyed from Robert Bledsoe, Inc. to Robert Bledsoe, et ux, by Warranty Deed, as recorded in Volume 864, Page 243, Official Public 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" iron rod found capped (By-Line) at the Northeast corner of the remainder of said 126.96 acre tract, in the South line of a called 523.355 acre tract of land conveyed to R&L Foster Construction Co., Inc., by deed as recorded in File No. 2019-12864, Official Public Records, Hunt County, Texas, and at the Northwest corner of a called 12.00 acre tract of land conveyed to Timothy Peavler, by deed as recorded in File No. 2022-1699, Official Public Records, Hopkins County, Texas, from which a 3/8" iron rod found at the Northeast corner of said 12.00 acre tract bears North 88 degrees 54 minutes 23 seconds East, a distance of 395.77 feet;

THENCE South 02 degrees 49 minutes 26 seconds East, with the East line of the remainder of said 126.96 acre tract and with the West line of said 12.00 acre tract, passing at 1,409.56 feet a 1/2" iron rod found capped (By-Line) for reference, continuing for a total distance of 1,434.98 feet to a point at the Southeast corner of the remainder of said 126.96 acre tract, at the Southwest corner of said 12.00 acre tract, in the Northwest line of a called 25.602 acre tract of land conveyed to Jackie W. McIntire, et ux, by deed as recorded in Volume 338, Page 285, Real Property Records, Hopkins County, Texas, and in Hopkins County Road 1130;

THENCE with the common line of said 126.96 acre tract and said 25.602 acre tract and along Hopkins County Road 1130, the following courses and distances:  
 South 58 degrees 37 minutes 26 seconds West, a distance of 25.94 feet to a point for corner;  
 South 44 degrees 53 minutes 53 seconds West, a distance of 299.96 feet to a 3/8" iron rod found for corner;  
 South 52 degrees 25 minutes 16 seconds West, a distance of 557.61 feet to a point for corner, from which a 3/8" iron rod found at an ell corner of said 126.96 acre tract bears South 73 degrees 52 minutes 33 seconds West, a distance of 556.10 feet;

THENCE North, over and across said 126.96 acre tract, passing at 31.68 feet a 1/2" iron rod set capped (By-Line) for reference, continuing for a total distance of 1,987.73 feet to a 1/2" iron rod set capped (By-Line) for corner in the North line of said 126.96 acre tract and in the South line of said 523.355 acre tract, from which a 1/2" iron rod found at an angle point in the South line of said 523.355 acre tract bears South 88 degrees 54 minutes 23 seconds West, a distance of 3,534.77 feet;

THENCE North 88 degrees 54 minutes 23 seconds East, with the North line of said 126.96 acre tract and with the South line of said 523.355 acre tract, a distance of 605.20 feet to the POINT OF BEGINNING and CONTAINING 25.59 acres of land.

I, Tina Y. Hogue RPLS No. 6746, do hereby certify 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.

**SURVEYOR'S NOTES:**

- 1) BEARINGS ARE BASED ON NAD 83(2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. 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 IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
- 5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
- 6) THIS SUBDIVISION MAY NOT COMPLY WITH THE HOPKINS COUNTY AND/OR HUNT COUNTY SUBDIVISION REGULATIONS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER TO DETERMINE THIS. CONSULT WITH YOUR COUNTY COMMISSIONER FOR MORE INFORMATION AND REGULATIONS. BY-LINE SURVEYING, LLC SHALL BEAR NO LIABILITY FOR PROPERTY SUBDIVIDED THAT IS NOT IN ACCORDANCE WITH THE HOPKINS COUNTY AND/OR HUNT COUNTY SUBDIVISION REGULATIONS.
- 7) FIELD WORK WAS COMPLETED 12/01/2025.
- 8) DEED RECORDS SHOWN HEREON ARE PER HOPKINS COUNTY, UNLESS OTHERWISE NOTED.
- 9) ABSTRACT LINES AND COUNTY LINE SHOWN HEREON ARE APPROXIMATE IN LOCATION.

COUNTY ROAD 1130 LONE OAK, TEXAS	
DATE:	12/04/2025
SCALE:	1" = 200'
JOB NO.:	2025-1366
CLIENT:	ROBERT BLEDSOE
TECHNICIAN:	AMN

BY: Tina Y. Hogue  
 TINA Y. HOGUE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS NO. 6746

CALLED 523.355 ACRES  
 R&L FOSTER CONSTRUCTION CO., INC  
 (FILE NO. 2019-12864 O.P.R.H.C.T.)  
 (PER HUNT COUNTY)

H. HURLEY SURVEY  
 ABSTRACT NO. 411

A. HURLEY SURVEY  
 ABSTRACT NO. 413

H. HURLEY SURVEY  
 ABSTRACT NO. 468

S88°54'23"W 3,534.77'

CM: 1/2" IRF

A. HURLEY SURVEY  
 ABSTRACT NO. 469

(CALL S88°13'34"E)  
 N88°54'23"E 605.20'

POINT OF  
 BEGINNING

**25.59 ACRES**  
 PART OF REMAINDER OF  
 CALLED 126.96 ACRES  
 ROBERT BLEDSOE, ET UX  
 (VOL. 864, P. 243 O.P.R.H.C.T.)

CALLLED 12.00 ACRES  
 TIMOTHY PEAVLER  
 (FILE NO. 2022-1699 O.P.R.H.C.T.)

REMAINDER OF  
 CALLED 126.96 ACRES  
 ROBERT BLEDSOE, ET UX  
 (VOL. 864, P. 243 O.P.R.H.C.T.)

NORTH 1,987.73'

HUNT COUNTY  
 HOPKINS COUNTY

TRANSMISSION  
 TOWER

11.074 ACRES EASEMENT & R.O.W.  
 TEXAS POWER & LIGHT CO.  
 (VOL. 724, P. 52 D.R.H.C.T.)

S02°49'26"E 1,434.98'  
 (ADJ. CALL S02°49'26"E 1,434.98')

S58°37'26"W 25.94'  
 (CALL S60°57'54"W)

S44°53'53"W  
 299.96'  
 (CALL S41°14'21"W  
 299.96')

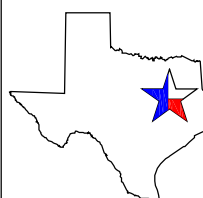
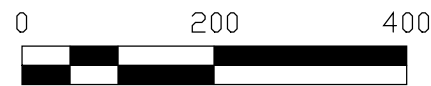
CALLLED 25.602 ACRES  
 JACKIE W. MCINTIRE, ET UX  
 (VOL. 338, P. 285 R.P.R.H.C.T.)

HUNT COUNTY  
 ROAD 3222 SIGN  
 @ 31.68'

HOPKINS COUNTY  
 ROAD 1130 SIGN

HUNT COUNTY  
 ROAD 3222  
 S73°52'33"W 556.10'

S52°25'16"W 557.61'  
 (CALL S54°44'10"W)



**BY-LINE  
 SURVEYING LLC**  
 P.O. BOX 834  
 Emory, Tx 75440  
 Ph: (903) 473-5150  
 Firm No: 10194233  
 www.bylinesurveying.com

