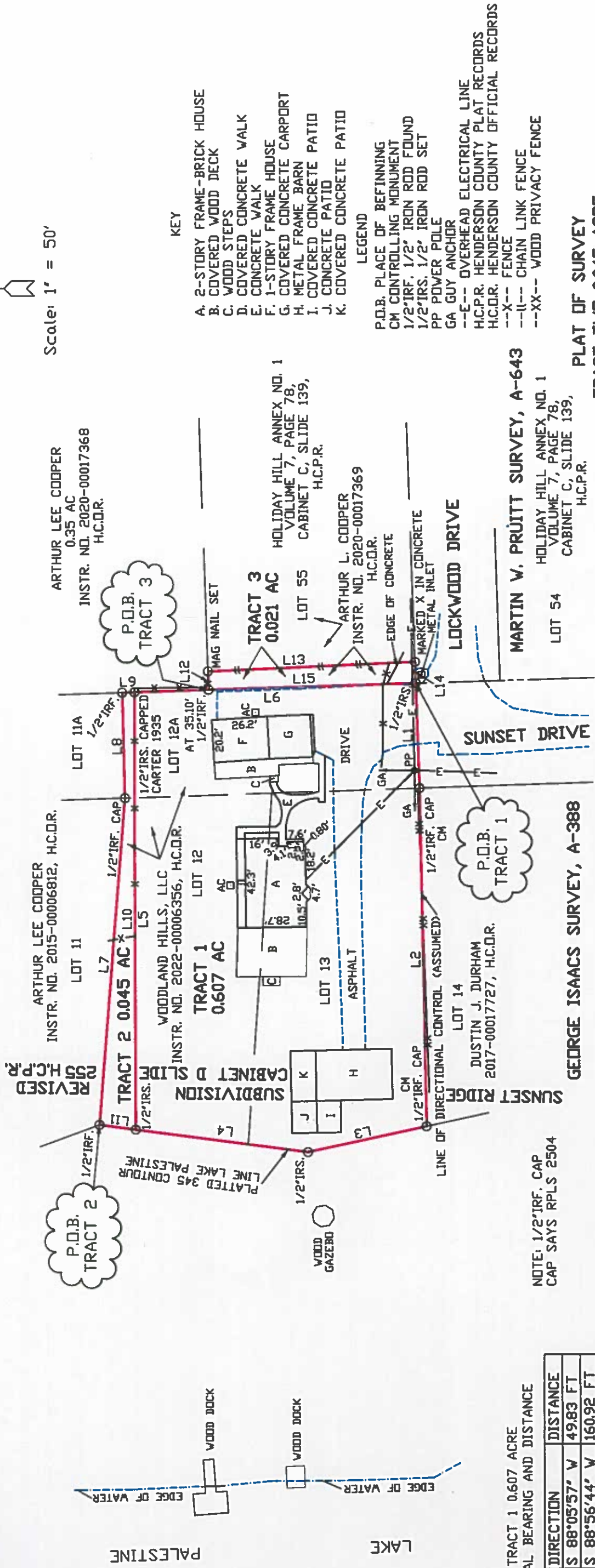




Scale: 1" = 50'



- KEY**
- A. 2-STORY FRAME-BRICK HOUSE
 - B. COVERED WOOD DECK
 - C. WOOD STEPS
 - D. COVERED CONCRETE WALK
 - E. CONCRETE WALK
 - F. 1-STORY FRAME HOUSE
 - G. COVERED CONCRETE CARPORT
 - H. METAL FRAME BARN
 - I. COVERED CONCRETE PATIO
 - J. CONCRETE PATIO
 - K. COVERED CONCRETE PATIO

- LEGEND**
- P.O.B. PLACE OF BEGINNING
 - CM CONTROLLING MONUMENT
 - 1/2"IRF. 1/2" IRON ROD FOUND
 - 1/2"IRS. 1/2" IRON ROD SET
 - PP POWER POLE
 - GA GUY ANCHOR
 - E-- OVERHEAD ELECTRICAL LINE
 - H.C.P.R. HENDERSON COUNTY PLAT RECORDS
 - H.C.D.R. HENDERSON COUNTY OFFICIAL RECORDS
 - X-- FENCE
 - II-- CHAIN LINK FENCE
 - XX-- WOOD PRIVACY FENCE

TRACT 1 0.607 ACRE
ACTUAL BEARING AND DISTANCE

NUMBER	DIRECTION	DISTANCE
L1	S 88°05'57" W	49.83 FT
L2	S 88°56'44" W	160.92 FT
L3	N 11°57'08" W	57.38 FT
L4	N 07°54'19" E	82.29 FT
L5	N 89°59'52" E	207.95 FT
L6	S 01°25'36" E	133.07 FT

TRACT 2 0.045 ACRE
ACTUAL BEARING AND DISTANCE

NUMBER	DIRECTION	DISTANCE
L7	S 85°22'14" E	155.89 FT
L8	N 88°34'24" E	50.06 FT
L9	S 01°25'36" E	5.81 FT
L10	S 89°59'52" W	207.95 FT
L11	N 07°54'19" E	17.32 FT

TRACT 3 0.021 ACRE
ACTUAL BEARING AND DISTANCE

NUMBER	DIRECTION	DISTANCE
L12	S 88°12'47" W	10.14 FT
L13	S 02°10'53" E	97.97 FT
L14	N 88°12'50" E	8.85 FT
L15	N 01°25'36" W	97.97 FT

**PLAT OF SURVEY
TRACT ONE 0.607 ACRE**

LEGAL DESCRIPTION OF LAND: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HENDERSON COUNTY, STATE OF TEXAS, ON THE GEORGE ISAACS SURVEY, A-388, AND BEING A PART OF LOTS 12, 12A AND ALL OF LOT 13, OF THE SUNSET RIDGE SUBDIVISION, REVISED, SHOWN BY PLAT RECORDED IN CABINET D, SLIDE 255, OF THE HENDERSON COUNTY HILLS, LLC, BY ROBERT MCDONALD AND FLORA MCDONALD, BY WARRANTY DEED DATED APRIL 4, 2022, AND RECORDED UNDER INSTRUMENT NUMBER 2022-00006356, OF THE HENDERSON COUNTY OFFICIAL RECORDS. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

**PLAT OF SURVEY
TRACT TWO 0.045 ACRE**

LEGAL DESCRIPTION OF LAND: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HENDERSON COUNTY, STATE OF TEXAS, ON THE GEORGE ISAACS SURVEY, A-388, AND BEING A PART OF LOT 12, AND A PART OF LOT 12A, OF THE SUNSET RIDGE SUBDIVISION, REVISED, SHOWN BY PLAT RECORDED IN CABINET D, SLIDE 255, OF THE HENDERSON COUNTY HILLS, LLC, BY ROBERT MCDONALD AND FLORA MCDONALD, BY WARRANTY DEED DATED APRIL 4, 2022, AND RECORDED UNDER INSTRUMENT NUMBER 2022-00006356, OF THE HENDERSON COUNTY OFFICIAL RECORDS. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

SURVEYED ON JUNE 12 & 26, 2024
ORIGINAL SIGNED AND SEALED IN BLUE INK

Geard A. Carter



GEARD A. CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 100683-00
TEXAS LICENSED SURVEYING FIRM NO. 100683-00
GEARD A. CARTER AND ASSOCIATES, LAND SURVEYORS
1100 BEL AIR DRIVE ATHENS, TEXAS 75751 903-675-7346

SURVEY FOR: WOODLAND HILLS, LLC AND ARTHUR L. COOPER