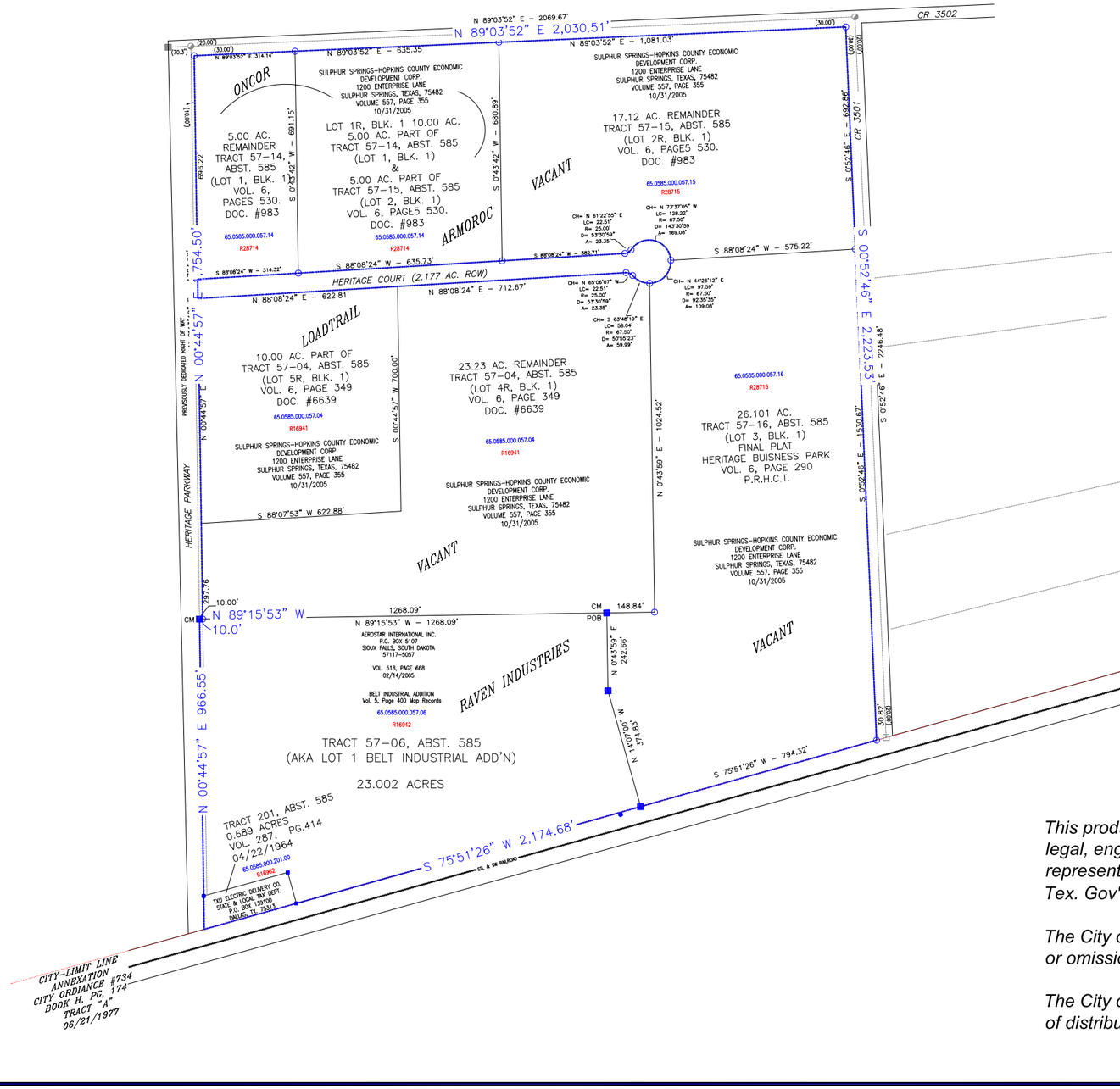
AREA 2 EXHIBIT "B-1"



N

BEGINNING AT A POINT ON THE EXISTING INCORPORATED BOUNDARY FOR THE CITY OF SULPHUR SPRINGS. POINT BEING ON THE NORTH RIGHT OF WAY LINE OF THE BLACKLANDS RAILROAD LINE AND THE EASTERN RIGHT OF WAY FOR COUNTY ROAD 3502 ALSO CALLED HERITAGE PARKWAY.

SAID POINT BEING ON A LINE ANNEXED AS TRACT "A" IN ORDINANCE #734, JUNE 21ST. 1977 IN BOOK H, PAGE 174.

THENCE NORTH 00° 44' 57" EAST A DISTANCE OF 966.55' ALONG THE EAST RIGHT OF WAY OF COUNTY ROAD 3502 A.K.A. HERITAGE PARKWAY.

THENCE NORTH 89° 15' 53" EAST A DISTANCE OF 10.00'

THENCE NORTH 00° 44' 57" EAST A DISTANCE OF 1,754.50' CONTINUING ALONG THE EAST RIGHT OF WAY OF COUNTY ROAD 3502 A.K.A. HERITAGE PARKWAY.

THENCE NORTH 89° 03' 52" EAST A DISTANCE OF 2,030.53' ALONG THE SOUTH RIGHT OF WAY OF COUNTY ROAD 3502 TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF COUNTY ROAD 3502 AND THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 3501 (THOMAS ROAD).

THENCE SOUTH 00° 52' 46" EAST A DISTANCE OF 2,223.53' ALONG THE WEST RIGHT OF WAY OF COUNTY ROAD 3501 (THOMAS ROAD) TO THE INTERSECTION OF COUNTY ROAD 3501 AND THE NORTH RIGHT OF WAY OF THE BLACKLANDS RAILROAD. SAID POINT BEING ON THE EXISTING INCORPORATED BOUNDARY FOR THE CITY OF SULPHUR SPRINGS ESTABLISHED BY ANNEXATION ORDINANCE #734, JUNE 21ST. 1977 IN BOOK H, PAGE 174 TRACT "A".

THENCE SOUTH 75° 51' 26" WEST 2,174.68' TO THE PLACE OF BEGINNING.

TOTALING 117.33 ACRES OF LAND AND INCORPORATING ALL OF THE PROPERTY DESCRIBED IN A FINAL PLAT OF THE "HERITAGE BUSINESS PARK" LOCATED IN VOLUME 6, PAGE 290 OF THE HOPKINS COUNTY MAP RECORDS ALONG WITH ANY SUBSEQUENT REPLATS OF THE SAME. ALSO INCLUDING THE PROPERTY DESCRIBED IN A PLAT OF THE "BELT INDUSTRIAL ADDITION" LOCATED IN VOLUME 5, PAGE 400 OF THE HOPKINS COUNTY MAP RECORDS AS WELL AS A 0.689 ACRE TRACT BELONGING THE "TXU ELECTRICAL DELIVERY COMPANY LOCATED IN VOLUME 287, PAGE 414 APRIL 22, 1964.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
Tex. Gov't Code §2051.102

The City of Sulphur Springs cannot assume liability for any damages caused by errors or omissions in the data.

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PREPARED BY
THE CITY OF SULPHUR SPRINGS
ENGINEERING DEPARTMENT

SCALE: 1"=200'
DATE: 11.14.2018
DR. BY:
CK. BY:

City of Sulphur Springs TEXAS

CITY OF SULPHUR SPRINGS
2018 ANNEXATIONS
HERITAGE BUSINESS PARK
AREA 2 EXHIBIT "B-1"

DRAWING NUMBER
C-1.01
SHEET 0 OF 0