

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



LINE TABLE			
LINE	BEARING	DISTANCE	CALL BEARING
L1	N02°50'29"W	62.69'	N01°41'57"W (ADJ.)
L2	S88°27'10"W	229.34'	S88°35'08"W

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	110.97'	3,859.52'	1°38'51"	S87°48'06"W	110.97'

LEGAL DESCRIPTION

Being an 18.00 acre tract or parcel of land situated in the J. W. Marshall Survey, Abstract No. 775, Hunt County, Texas, and being part of that certain called 22.430 acre tract of land conveyed from Phillip Walton Mancil to Dan Kent Wilson, et al, by Warranty Deed with Vendor's Lien, as recorded in File No. 2009-15068, Official Public Records, Hunt County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron rod set capped (By-Line) in the North margin of Farm to Market Road 1567, at the Southeast corner of a called 7.000 acre tract of land conveyed to Christopher H. Moser, et ux, by Warranty Deed with Vendor's Lien, as recorded in Volume 1646, Page 299, Official Public Records, Hunt County, Texas, and at the Southwest corner of said 22.430 acre tract (2009-15068), from which a concrete right-of-way monument found bears South 83 degrees 03 minutes 16 seconds West, a distance of 528.18 feet;

THENCE North 01 degrees 33 minutes 50 seconds West, with the East line of said 7.000 acre tract and with the West line of said 22.430 acre tract (2009-15068), passing at 15.44 feet a 1/2" Iron rod found capped (Beasley), continuing for a total distance of 952.79 feet to a 12" wood fence post at the Northeast corner of said 7.000 acre tract and at the Southeast corner of a called 27.500 acre tract of land conveyed to James F. Payne, et ux, by Warranty Deed with Vendor's Lien, as recorded in Volume 866, Page 529, Deed Records, Hunt County, Texas;

THENCE North 02 degrees 12 minutes 14 seconds West, with the East line of said 27.500 acre tract, with the East line of a called 28.500 acre tract of land conveyed to Billie Payne, by Warranty Deed, as recorded in Volume 147, Page 121, Real Property Records, Hunt County, Texas, and with the West line of said 22.430 acre tract (2009-15068), a distance of 1,104.16 feet to a 3/8" Iron rod found at the Northeast corner of said 28.500 acre tract and at the Southeast corner of a called 50.79 acre tract of land conveyed to James Ray Hogue, et ux, by Warranty Deed with Vendor's Lien, as recorded in Volume 1598, Page 452, Official Public Records, Hunt County, Texas;

THENCE North 02 degrees 50 minutes 29 seconds West, with the East line of said 50.79 acre tract and with the West line of said 22.430 acre tract (2009-15068), a distance of 62.69 feet to a 1/2" Iron rod set capped (By-Line) for corner, from which a 3/8" Iron rod found at an ell corner of said 50.79 acre tract bears North 12 degrees 01 minutes 15 seconds West, a distance of 524.14 feet;

THENCE North 89 degrees 24 minutes 40 seconds East, over and across said 22.430 acre tract (2009-15068), a distance of 407.69 feet to a 1/2" Iron rod set capped (By-Line) for corner in the West line of a called 22.430 acre tract of land conveyed to Joan L. Patty, by Warranty Deed, as recorded in File No. 2014-5509, Official Public Records, Hunt County, Texas and in the East line of said 22.430 acre tract (2009-15068), from which a 3/8" Iron rod found bears North 31 degrees 19 minutes 36 seconds East, a distance of 605.23 feet;

THENCE South 00 degrees 06 minutes 34 seconds East, with the West line of said 22.430 acre tract (2014-5509) and with the East line of said 22.430 acre tract (2009-15068), a distance of 2,112.14 feet to a 1/2" Iron rod set capped (By-Line) in the North margin of Farm to Market Road 1567, at the Southwest corner of said 22.430 acre tract (2014-5509), and at the Southeast corner of said 22.430 acre tract (2009-15068);

THENCE along the North margin of Farm to Market Road 1567 and with the South line of said 22.430 acre tract (2009-15068), the following courses and distances:
South 88 degrees 27 minutes 10 seconds West, a distance of 229.34 feet to a concrete right-of-way monument at the beginning of a curve to the left, with a radius of 3,859.52 feet, a delta angle of 01 degrees 38 minutes 51 seconds, the chord of which bears South 87 degrees 48 minutes 06 seconds West, for a chord distance of 110.97 feet;
Along the arc of said curve, for an arc length of 110.97 feet to the POINT OF BEGINNING and CONTAINING 18.00 acres of land.

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) CALL BEARINGS AND DISTANCES ARE PER RECORDED DEED UNLESS OTHERWISE SPECIFIED.
- 3) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
- 4) THE FOLLOWING ARE ITEMS PERTAINING TO THIS SURVEYED TRACT PROVIDED TO ME BY TITLE COMPANY:
ITEM 1- THERE ARE NO RESTRICTIVE COVENANTS LISTED IN TITLE COMMITMENT.
ITEM 106- RIGHT OF WAY DEED TO THE STATE OF TEXAS DATED APRIL 10, 1951, RECORDED IN VOL. 508, PAGE 443, DEED RECORDS, HUNT COUNTY, TEXAS.
ITEM 10H- EASEMENT TO CASH WATER SUPPLY CORPORATION DATED SEPTEMBER 1, 2000, RECORDED IN VOL. 694, PAGE 142, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS. -AFFECTS AS SHOWN-
5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
6) THIS SUBDIVISION MAY NOT COMPLY WITH THE 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 HUNT COUNTY SUBDIVISION REGULATIONS.
7) ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE IN LOCATION.

I, Wayne Beets II RPLS No. 6039, do hereby certify to: John C. Marshall, Buyer and National Investors Title Insurance Company in regards to G. F. No. 21102238, dated January 19, 2021: 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.

F.M. 1567 LONE OAK, TEXAS	
DATE:	02/19/2021
SCALE:	1" = 200'
JOB NO.:	2021-126
CLIENT:	KENT WILSON
TECHNICIAN:	AMN

BY: Wayne Beets
WAYNE BEETS II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6039



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