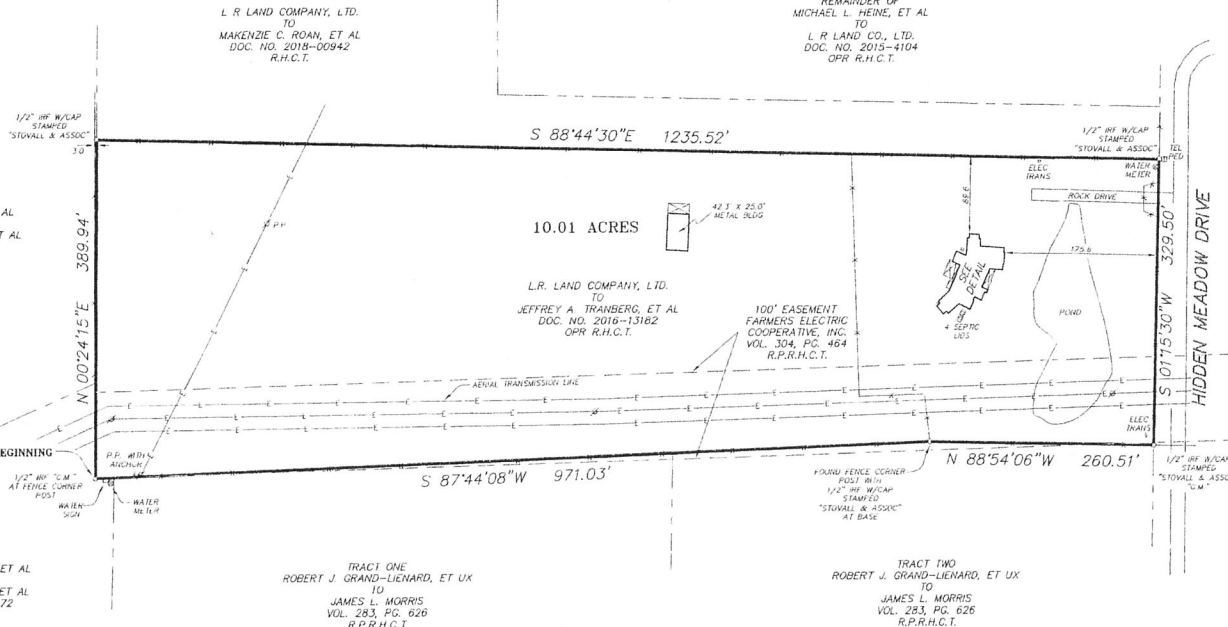




DETAIL 1" = 30'

DESCRIPTION

All that certain lot, tract or parcel of land situated in the J. Thweatt Survey, Abstract No. 1053, Hunt County, Texas, and being known as that tract of land described in a Deed from L.R. Land Company, LTD., to Jeffrey A. Tranberg, et al, as recorded in Document No. 2016-13182 of the OPR Records of Hunt County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at a fence corner post at the Southwest corner of the above cited Subject Tract;

THENCE N. 00 deg. 24 min. 15 sec. E. along a fence and with the West line of said Subject Tract a distance of 389.94 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." found (hereinafter called 1/2" iron rod with cap found) for corner at the Northwest corner of said Subject Tract;

THENCE S. 88 deg. 44 min. 30 sec. E. with the North line of said Subject Tract a distance of 1235.52 feet to a 1/2" iron rod with cap found for corner in the West line of Hidden Meadow Drive, said point also being in a West line of Hidden Meadows Phase One, an Addition to Hunt County, according to the Plat thereof recorded in Volume 400, Page 1923 of the Plat Records of Hunt County, Texas, at the Northeast corner of said Subject Tract;

THENCE S. 01 deg. 15 min. 30 sec. W. with the West line of Hidden Meadows Drive a distance of 329.50 feet to a 1/2" iron rod found for corner at the most Southeast corner of said Subject Tract;

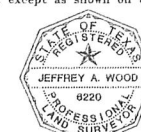
THENCE N. 88 deg. 54 min. 06 sec. W. along a fence and with a South line of said Subject Tract a distance of 260.51 feet to a fence corner post found for corner with a 1/2" iron rod with cap found at the base;

THENCE S. 87 deg. 44 min. 08 sec. W. along a fence and with a South line of said Subject Tract a distance of 971.03 feet to the POINT OF BEGINNING and containing 10.01 acres of land.

NOTES

- 1) BEARING SOURCE: NORTH LINE OF TRACT RECORDED IN VOL. 587, PG. 885 O.P.R.H.C.T.
- 2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."
- 3) SURVEYOR RELIED SOLELY ON THE TITLE COMMITMENT ISSUED BY FIRST NATIONAL TITLE COMPANY, C.F. NO. 18-388917-RL, EFFECTIVE DATE APR. 21, 2019, FOR ALL EASEMENTS OF RECORD.
- 4) "C.M." = CONTROL MONUMENT
- 5) THIS TRACT IS SUBJECT TO THE FOLLOWING EASEMENTS (I) VOL. 433, PG. 609 R.P.R.H.C.T. (II) VOL. 685, PG. 81 R.P.R.H.C.T. (III) VOL. 1321, PG. 167 R.P.R.H.C.T. (IV) DOC. NO. 2015-11166 OPR R.H.C.T.

I, Jeffrey A. Wood, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat, the improvements are within the boundaries of the property, set back from the property lines the distances indicated and there are NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat hereon.



Jeffrey A. Wood, R.P.L.S. No. 9220

STOVALL & ASSOCIATES		AN MTG COMPANY																					
FIRM LICENSE NO. 10194513		SURVEYORS																					
<table border="1"> <tr> <th colspan="4">LEGEND</th> </tr> <tr> <td>● GAS</td> <td>○ CURB</td> <td>— FENCE</td> <td>— BOUNDARY LINE</td> </tr> <tr> <td>○ GAS METER</td> <td>○ IRON ROD FOUND</td> <td>— FENCE</td> <td>— CONCRETE</td> </tr> <tr> <td>▲ ELEC. METER</td> <td>● IRON ROD SET</td> <td>— FENCE</td> <td>— ROCK WALL</td> </tr> <tr> <td>— ELEC. SERVICE</td> <td>— ELEC. SERVICE</td> <td>— FENCE</td> <td>— ASPHALT</td> </tr> </table>				LEGEND				● GAS	○ CURB	— FENCE	— BOUNDARY LINE	○ GAS METER	○ IRON ROD FOUND	— FENCE	— CONCRETE	▲ ELEC. METER	● IRON ROD SET	— FENCE	— ROCK WALL	— ELEC. SERVICE	— ELEC. SERVICE	— FENCE	— ASPHALT
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6417 WESLEY ST. • GREENVILLE, TEXAS 75402 • PHONE (903) 450-1120 • FAX (903) 632-4700 • info@stovallassociates.com		SCALE 1" = 100' DATE: JUNE 19, 2019 JOB NO. 180168 1/2" IRON ROD SET																					