

NOTES

- 1) BEARING SOURCE: West line of tract recorded in D.N. 2016-15301, R.R.H.C.T.
2) Survey prepared with benefit of Title Commitment, C.F. No. 1998389, Effective Date JULY 8, 2019.
3) The following assessments DO AFFECT TRACT 1 & TRACT 2: D.N. 2016-888, V. 814, P. 36.
4) The following easement ONLY AFFECTS TRACT 1: V. 279, P. 821.
5) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480363 0250 G, dated JAN. 6, 2012, this property lies in Zone X. None of this property does appear to lie within a 100-year flood plain.

FRANKLIN D. BERRY
V. 823, P. 483
D.R.H.C.T.

MARY R. STOUT
V. 840, P. 369
D.R.H.C.T.

HOPEWELL WATER SUPPLY CORPORATION
V. 279, P. 821
R.R.H.C.T.

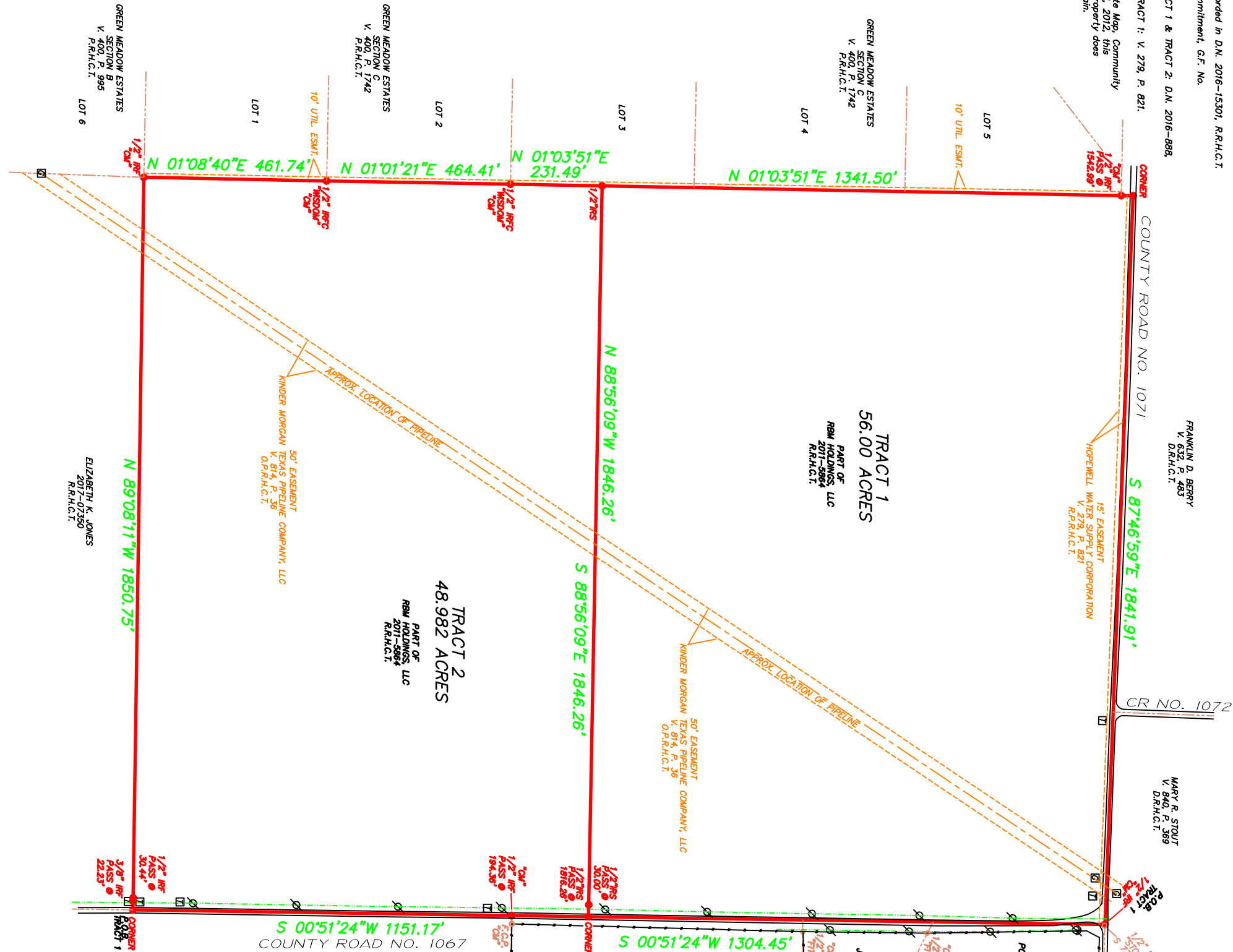
TRACT 1
56.00 ACRES
RBM HOLDINGS, LLC
2011-5984
R.R.H.C.T.

TRACT 2
48.982 ACRES
RBM HOLDINGS, LLC
2011-5984
R.R.H.C.T.

APPROX. LOCATION OF PIPELINE
KINDER MORGAN TEXAS PIPELINE COMPANY, LLC
V. 814, P. 36
O.P.R.H.C.T.

APPROX. LOCATION OF PIPELINE
KINDER MORGAN TEXAS PIPELINE COMPANY, LLC
V. 814, P. 36
O.P.R.H.C.T.

LEGEND	
IRS	IRON ROD SET W/CAP *TITE 5837*
IRFC	IRON ROD FOUND W/CAP
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
⦿	POWER POLE
⦿	LIGHT POLE
⦿	ANCHOR
⦿	ELEC. METER
⦿	GAS METER
⦿	WATER METER
⦿	WATER VALVE
⦿	FIRE HYDRANT
⦿	TELEPHONE PEDESTAL
⦿	CABLE PEDESTAL
⦿	GAS PIPELINE SIGN
⦿	ELECTRIC TRANSFORMER



DESCRIPTION

TRACT 1
All that certain lot, tract or parcel of land situated in the James Moore Survey, Abstract No. 654, Hunt County, Texas, and being part of a tract of land described in a Deed to RBM Holdings, LLC as recorded in Document No. 2011-634 of the Real Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the projected centerline intersection of County Road 1067 and County Road 1071 and being the Northwest corner of a tract of land described in a Deed to Post Rental Properties, LLC as recorded in Doc. No. 2018-12771 of the R.R.H.C.T., from said point a 1/2" iron rod with cap stamped "Stovall" bears S. 73 deg. 43 min. 03 sec. E. a distance of 2.91 feet;

THENCE S. 00 deg. 51 min. 24 sec. W. along County Road 1067 and with the West line of said Post Rental Properties tract and with the West line of a tract of land described in a Deed to Jeffrey Warnath, et ux, as recorded in Doc. No. 2018-17479 of the R.R.H.C.T., and with the West line of a tract of land described in a Deed to Jeffrey Warnath, et ux, as recorded in Doc. No. 2016-15301 of the R.R.H.C.T., a distance of 1304.45 feet to a point for corner;

THENCE N. 88 deg. 56 min. 09 sec. W. passing a 1/2" iron rod set at a distance of 30.00 feet and continuing for a total distance of 1846.26 feet to a 1/2" iron rod set for corner in the East line of Lot 3 of Green Meadow Estates, Section C, an addition to Hunt County as recorded in Vol. 400, Pg. 1742 of the P.R.H.C.T.;

THENCE N. 01 deg. 03 min. 51 sec. E. with the East line of said addition, passing a 1/2" iron rod found at the Northeast corner of Lot 3 of said addition at a distance of 1311.50 feet and continuing for a total distance of 1341.50 feet to a point for corner in the centerline of County Road 1071 and being at the Northeast corner of said addition and being at the Northwest corner of said RBM Holdings tract;

THENCE S. 87 deg. 46 min. 59 sec. E. along the centerline of said road, a distance of 1841.91 feet to the POINT OF BEGINNING and containing 56.00 acres of land more or less.

TRACT 2
All that certain lot, tract or parcel of land situated in the James Moore Survey, Abstract No. 654, Hunt County, Texas, and being part of a tract of land described in a Deed to RBM Holdings, LLC as recorded in Document No. 2011-634 of the Real Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the centerline of County Road 1067 and being at the Southeast corner of said RBM Holdings tract;

THENCE N. 89 deg. 08 min. 11 sec. W. with the South line of said RBM Holdings tract, passing a 3/8" iron rod found at a distance of 22.23 feet, passing a 1/2" iron rod found at a distance of 30.44 feet and continuing for a total distance of 1850.75 feet to a 1/2" iron rod found at the base of a metal pipe post at the Southeast corner of Lot 1 of Green Meadow Estates, Section C, an addition to Hunt County as recorded in Vol. 400, Pg. 1742 of the P.R.H.C.T., and being at the Northeast corner of Lot 6 of Green Meadow Estates, Section B, an addition to Hunt County as recorded in Vol. 400, Pg. 995 of the P.R.H.C.T.;

THENCE N. 01 deg. 08 min. 40 sec. E. with the East line of said Lot 1, a distance of 461.74 feet to a 1/2" iron rod with cap stamped "Wisdom" found for corner at the Northeast corner of said Lot 1 and being the Southeast corner of Lot 2 of said addition (400 1742);

THENCE N. 01 deg. 01 min. 21 sec. E. with the East line of said Lot 2, a distance of 464.41 feet to a 1/2" iron rod with cap stamped "Wisdom" found for corner at the Northeast corner of said Lot 2 and being the Southeast corner of Lot 3 of said addition (400 1742);

THENCE N. 01 deg. 03 min. 51 sec. E. with the East line of said Lot 3, a distance of 231.49 feet to a 1/2" iron rod set for corner;

THENCE S. 88 deg. 56 min. 09 sec. E. passing a 1/2" iron rod set at a distance of 1816.26 feet and continuing for a total distance of 1846.26 feet to a point for corner in the centerline of County Road 1067 and being in the West line of a tract of land described in a Deed to Jeffrey Warnath, et ux, as recorded in Doc. No. 2016-15301 of the R.R.H.C.T.;

THENCE S. 00 deg. 51 min. 24 sec. W. with the West line of said Warnath tract, passing a 1/2" iron rod found at the Southwest corner of said Warnath tract at a distance of 194.36 feet and continuing along the centerline of County Road 1067 for a total distance of 1151.17 feet to the POINT OF BEGINNING and containing 48.982 acres of land more or less.

I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plat herein was made from measurements and surveys performed on the ground, the lines and dimensions said property being improved and improved with the improvements and boundaries of the property set back from the improvements, the distances indicated and there are NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat herein.

David W. Fite, R.P.L.S. No. 5837

DAVID FITE SURVEYING

SCALE: 1" = 200'
JOB NO. DF190362
DRAWN: D.W.F.
DATE: 8-10-2019
OR NO. 1998369
CHECK: D.W.F.

3480 COUNTY ROAD 3307
GREENVILLE, TX 75402
PH. NO. 903-355-8178
FAX NO. 903-454-7478
E-MAIL: davidfite@dfsurvey.net

REGISTERED
DAVID W. FITE
A 5837
LAND SURVEYOR
STATE OF TEXAS