

OWNERS:

ANTHONY B. COX and
GLENETTE VIVIAN COX

ADDRESS:

5435 COUNTY ROAD # 1124
FARMERSVILLE, TEXAS 75442

LEGEND

- IRON ROD FOUND (SEE DETAILS)
- UTILITY POLE
- WATER METER
- METAL PIPE FENCE
- COTTON GIN SPINDLE SET FOR CORNER
- 1/2" ROD SET MARKED "RUST 6003"
- FENCE POST FOR CORNER
- WIRE FENCE

RUST LAND
SURVEYING

FIRM NUMBER: 10144000



4528 Lakeview Drive, Frisco, Texas
Office (512) 796-2995
rustlandsurveying@gmail.com

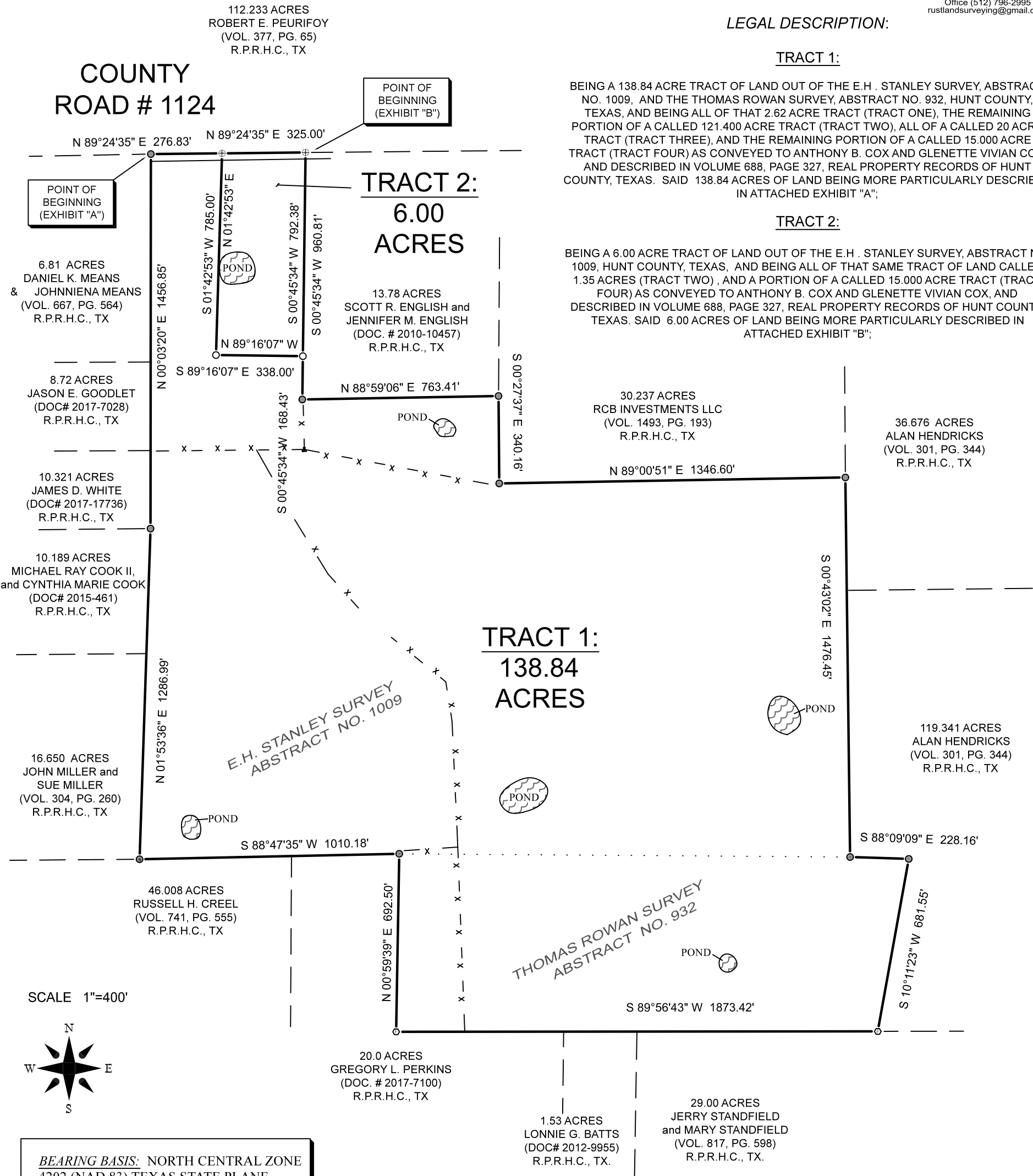
LEGAL DESCRIPTION:

TRACT 1:

BEING A 138.84 ACRE TRACT OF LAND OUT OF THE E.H. STANLEY SURVEY, ABSTRACT NO. 1009, AND THE THOMAS ROWAN SURVEY, ABSTRACT NO. 932, HUNT COUNTY, TEXAS, AND BEING ALL OF THAT 2.62 ACRE TRACT (TRACT ONE), THE REMAINING PORTION OF A CALLED 121.400 ACRE TRACT (TRACT TWO), ALL OF A CALLED 20 ACRE TRACT (TRACT THREE), AND THE REMAINING PORTION OF A CALLED 15.000 ACRE TRACT (TRACT FOUR) AS CONVEYED TO ANTHONY B. COX AND GLENETTE VIVIAN COX, AND DESCRIBED IN VOLUME 688, PAGE 327, REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS. SAID 138.84 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT "A";

TRACT 2:

BEING A 6.00 ACRE TRACT OF LAND OUT OF THE E.H. STANLEY SURVEY, ABSTRACT NO. 1009, HUNT COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND CALLED 1.35 ACRES (TRACT TWO), AND A PORTION OF A CALLED 15.000 ACRE TRACT (TRACT FOUR) AS CONVEYED TO ANTHONY B. COX AND GLENETTE VIVIAN COX, AND DESCRIBED IN VOLUME 688, PAGE 327, REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS. SAID 6.00 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT "B";



BEARING BASIS: NORTH CENTRAL ZONE
4202 (NAD 83) TEXAS STATE PLANE
COORDINATE SYSTEM - UNCORRECTED
GRID VALUES

THIS PROPERTY DOES LIE WITHIN THE 100 YEAR
FLOOD-PLAIN, AND HAS ZONES "X" & "A"
RATING AS SHOWN ON THE FLOOD INSURANCE
RATE MAPS

F.I.R.M. MAP NO.: 48231C 0225G

PANEL: 0225G

DATED: JANUARY 6, 2012

THIS CERTIFICATION IS FOR INSURANCE PURPOSES
ONLY AND IS NOT A GUARANTEE THAT THIS
PROPERTY WILL OR WILL NOT FLOOD. CONTACT
YOUR LOCAL FLOOD-PLAIN ADMINISTRATOR FOR THE
CURRENT STATUS OF THIS TRACT.

SURVEY DATE	OCTOBER 3, 2023	
JOB NO.	23-135	
FIELDIED BY	PR	10.03.2023
DRAWN BY	PAUL	10.14.2023
RPLS CHECK	PAUL	10.18.2023

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY
SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY
DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS,
ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT
AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND
EASEMENTS SHOWN ON THE REFERENCE TITLE COMMITMENT.