



SCALE
1" = 200'

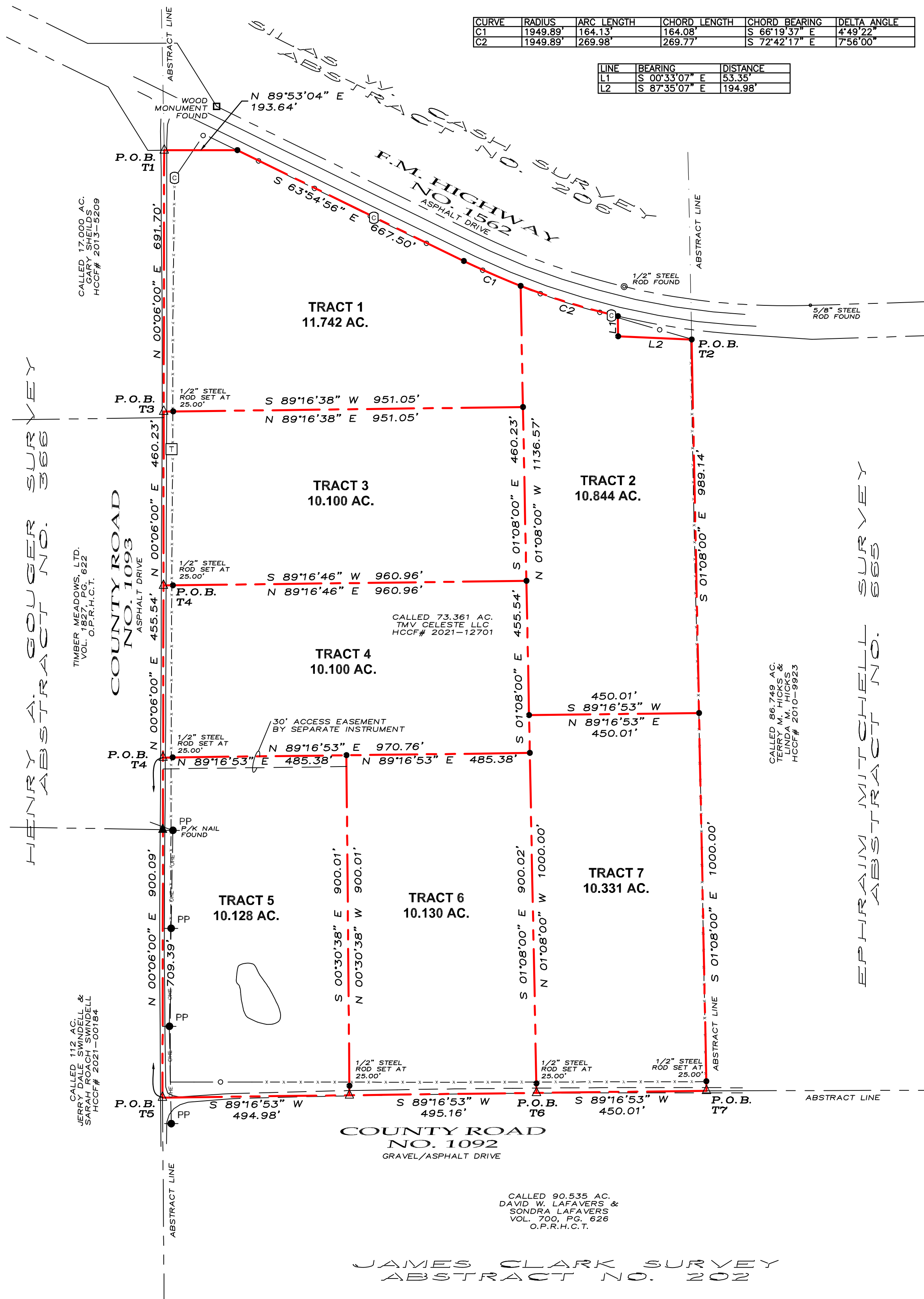
~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
⊙	1/2" STEEL ROD FOUND
○	5/8" STEEL ROD FOUND
▲	P/K NAIL FOUND
△	P/K NAIL SET
□	WOOD MON. FOUND
PP	POWER POLE
T	TELEPHONE PEDESTAL
⊖	CABLE MARKER
---	BOUNDARY LINE
---	PROPERTY LINE
---	EASEMENT LINE
x-x-x	BARB WIRE FENCE
---	OHE OVERHEAD ELEC.

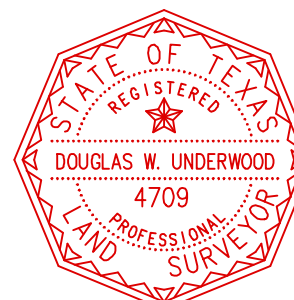
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1949.89'	164.13'	164.08'	S 66°19'37" E	4°49'22"
C2	1949.89'	269.98'	269.77'	S 72°42'17" E	7°56'00"

LINE	BEARING	DISTANCE
L1	S 00°33'07" E	53.35'
L2	S 87°35'07" E	194.98'



SEE LEGALS
ATTACHED

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.



D.W. Underwood
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 05/01/24

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UNDERWOOD

DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

JOB NO. 24040470
FW: HC - DFT: BH



LEGAL DESCRIPTION
JOB NO. 24040470

TRACT 1

Situated in the County of Hunt, State of Texas, being a part of Silas W. Cash Survey, Abstract No. 206, and being a part of a called 73.361 acre tract of land described in the deed to TMV Celeste LLC, Hunt County Clerk File # 2021-12701, and being described by metes and bounds as follows:

Beginning at a P/K nail set for the northwest corner of said 73.361 acre tract, and at the intersection of the southerly right-of-way line of F.M. Highway No. 1562 and County Road No. 1093;

Thence with the northerly line of said 73.361 acre tract, and with the southerly right-of-way line of said F.M. Highway No. 1562, the following 3 courses:

1. North 89°53'04" East, a distance of 193.64 feet to a 1/2" steel rod set;
2. South 63°54'56" East, along or near a fence, a distance of 667.50 feet to a 1/2" steel rod set;
3. Along or near a fence, with a curve to the left having a radius of 1949.89 feet, (chord bears South 66°19'37" East, 164.08 feet) an arc length of 164.13 feet to a 1/2" steel rod set for the northeast corner of the herein described tract of land;

Thence South 01°08'00" East, crossing said 73.361 acre tract, a distance of 320.78 feet to a 1/2" steel rod set for the southeast corner of the herein described tract;

Thence South 89°16'38" West, continuing across said 73.361 acre tract, passing en route at a distance of 926.05 feet a 1/2" steel rod set, and continuing on said course a total distance of 951.05 feet to a P/K nail set for the southwest corner of the herein described tract of land, and on the westerly line of said of said 73.361 acre tract, and in County Road No. 1093;

Thence North 00°06'00" East, with the westerly line of said 73.361, and in County Road No. 1093, a distance of 691.70 feet to the Point of Beginning and containing 11.742 acres of land, more or less.

TRACT 2

Situated in the County of Hunt, State of Texas, being a part of Silas W. Cash Survey, Abstract No. 206, and being a part of a called 73.361 acre tract of land described in the deed to TMV Celeste LLC, Hunt County Clerk File # 2021-12701, and being described by metes and bounds as follows:

Beginning at 1/2" steel rod found for the eastern-most northeast corner of said 73.361 acre tract, and on the westerly line of a called 86.749 acre tract of land described in the deed to Terry M. Hicks and Linda M. Hicks, recorded in Hunt County Clerk File # 2010-9923, and on the southerly right-of-way line of F.M. Highway No. 1562;



Thence South 01°08'00" East, with the easterly line of said 73.361 acre tract, and with the westerly line of said 86.749 acre tract, along or near a fence, a distance of 989.14 feet to a 1/2" steel rod set for the southeast corner of the herein described tract of land;

Thence South 89°16'53" West, crossing said 73.361 acre tract, a distance of 450.01 feet to a 1/2" steel rod set for the southwest corner of the herein described tract of land;

Thence North 01°08'00" West, continuing across said 73.361 acre tract, a distance of 1136.57 feet to a 1/2" steel rod set for the northwest corner of the herein described tract of land, and on the northerly line of said 73.361 acre tract, and on the southerly right-of-way line of aforesaid F.M. Highway No. 1562;

Thence with the northerly line of said 73.361 acre tract, and with the southerly right-of-way line of said F.M. Highway No. 1562, along or near a fence, and with a curve to the left having a radius of 1949.89 feet, (chord bears South 72°42'17" East, 269.77 feet) an arc length of 269.98 feet a 1/2" steel rod set for the northern-most northeast corner of said 73.361 acre tract;

Thence South 00°33'07" East, with the easterly line of said 73.361 acre tract, and with the westerly right-of-way line of said F.M. Highway No. 1562, a distance of 53.35 feet to a 1/2" steel rod set;

Thence South 87°35'07" East, with the northerly line of said 73.361 acre tract, and with the southerly right-of-way line of said F.M. Highway No. 1562, a distance of 194.98 feet to the Point of Beginning and containing 10.844 acres of land, more or less.

TRACT 3

Situated in the County of Hunt, State of Texas, being a part of Silas W. Cash Survey, Abstract No. 206, and being a part of a called 73.361 acre tract of land described in the deed to TMV Celeste LLC, Hunt County Clerk File # 2021-12701, and being described by metes and bounds as follows:

Beginning at a P/K nail set for the northwest corner of the herein described tract of land, and on the westerly line of said 73.361 acre tract, and in County Road No. 1093, and from which the northwest corner of said 73.361 acre tract bears North 00°06'00" East, a distance of 691.70 feet;

Thence North 89°16'38" East, crossing said 73.361 acre tract, passing en route at a distance of 25.00 feet a 1/2" steel rod set, and continuing on said course a total distance of 951.05 feet to a 1/2" steel rod set for the northeast corner of the herein described tract of land;

Thence South 01°08'00" East, continuing across said 73.361 acre tract, a distance of 460.23 feet to a 1/2" steel rod set for the southeast corner of the herein described tract of land;

Thence South 89°16'46" West, continuing across said 73.361 acre tract, passing en route at a distance of 935.96 feet a 1/2" steel rod set, and continuing on said course a total distance of 960.96 feet to a P/K nail set for the southwest corner of the herein described tract of land, and on the westerly line of said 73.361 acre tract, and in aforesaid County Road No. 1093;

Thence North 00°06'00" East, with the westerly line of said 73.361 acre tract, and in County Road No. 1093, a distance of 460.23 feet to the Point of Beginning and containing 10.100 acres of land, more or less.



TRACT 4

Situated in the County of Hunt, State of Texas, being a part of Silas W. Cash Survey, Abstract No. 206, and being a part of a called 73.361 acre tract of land described in the deed to TMV Celeste LLC, Hunt County Clerk File # 2021-12701, and being described by metes and bounds as follows:

Beginning at a P/K nail set for the northwest corner of the herein described tract of land, and on the westerly line of said 73.361 acre tract, and in County Road No. 1093, and from which the northwest corner of said 73.361 acre tract bears North 00°06'00" East, a distance of 1151.94 feet;

Thence North 89°16'46" East, crossing said 73.361 acre tract, passing en route at a distance of 25.00 feet a 1/2" steel rod set, and continuing on said course a total distance of 960.96 feet to a 1/2" steel rod set for the northeast corner of the herein described tract of land;

Thence South 01°08'00" East, continuing across said 73.361 acre tract, a distance of 455.54 feet to a 1/2" steel rod set for the southeast corner of the herein described tract of land;

Thence South 89°16'53" West, continuing across said 73.361 acre tract, passing en route at a distance of 945.76 feet a 1/2" steel rod set, and continuing on said course a total distance of 970.76 feet to a P/K nail set for the southwest corner of the herein described tract of land, and on the westerly line of said 73.361 acre tract, and in County Road No. 1093;

Thence North 00°06'00" East, with the westerly line of said 73.361 acre tract, and in said County Road No. 1093, a distance of 455.54 feet to the Point of Beginning and containing 10.100 acres of land, more or less.

TRACT 5

Situated in the County of Hunt, State of Texas, being a part of Silas W. Cash Survey, Abstract No. 206, and being a part of a called 73.361 acre tract of land described in the deed to TMV Celeste LLC, Hunt County Clerk File # 2021-12701, and being described by metes and bounds as follows:

Beginning at a P/K nail set for the southwest corner of said 73.361 acre tract, and at the intersection of County Road No. 1093 and County Road No. 1092;

Thence North 00°06'00" East, with the westerly line of said 73.361 acre tract, and in County Road No. 1093, passing en route at a distance of 709.39 feet a P/K nail found, and continuing on said course a total distance of 900.09 feet to a P/K nail set for the northwest corner of the herein described tract of land;

Thence North 89°16'53" East, crossing said 73.361 acre tract, passing en route at a distance of 25.00 feet a 1/2" steel rod set, and continuing on said course a total distance of 485.38 feet to a 1/2" steel rod set for the northeast corner of the herein described tract of land;

Thence South 00°30'38" East, continuing across said 73.361 acre tract, passing en route at a distance of 875.01 feet a 1/2" steel rod set, and continuing on said course a total distance of 900.01 feet to a P/K nail set for the southeast corner of the herein described tract of land, and on the southerly line of said 73.361 acre tract, and in County Road No. 1092;



Thence South 89°16'53" West, with the southerly line of said 73.361 acre tract, and in said County Road No. 1092, a distance of 494.98 feet to the Point of Beginning and containing 10.128 acres of land, more or less.

TRACT 6

Situated in the County of Hunt, State of Texas, being a part of Silas W. Cash Survey, Abstract No. 206, and being a part of a called 73.361 acre tract of land described in the deed to TMV Celeste LLC, Hunt County Clerk File # 2021-12701, and being described by metes and bounds as follows:

Beginning at a P/K nail set for the southeast corner of the herein described tract of land, and on the southerly line of said 73.361 acre tract, and in County Road No. 1092, and from which the southeast corner of said 73.361 acre tract bears North 89°16'53" East, a distance of 450.01 feet;

Thence South 89°16'53" West, with the southerly line of said 73.361 acre tract, and in said County Road No. 1092, a distance of 495.16 feet to a P/K nail set for the southwest corner of the herein described tract of land, and from which the southwest corner of said 73.361 acre tract bears South 89°16'53" West, a distance of 494.98 feet;

Thence North 00°30'38" West, crossing said 73.361 acre tract, passing en route at a distance of 25.00 feet a 1/2" steel rod set, and continuing on said course a total distance of 900.01 feet to a 1/2" steel rod set for the northwest corner of the herein described tract of land;

Thence North 89°16'53" East, continuing across said 73.361 acre tract, a distance of 485.38 feet to a 1/2" steel rod set for the northeast corner of the herein described tract of land;

Thence South 01°08'00" East, continuing across said 73.361 acre tract, passing en route at a distance of 875.02 feet a 1/2" steel rod set, and continuing on said course a total distance of 900.02 feet to the Point of Beginning and containing 10.130 acres of land, more or less.

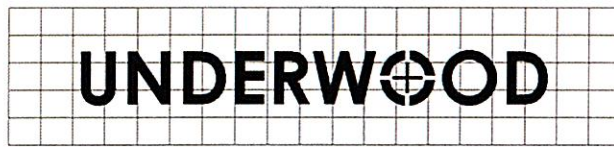
TRACT 7

Situated in the County of Hunt, State of Texas, being a part of Silas W. Cash Survey, Abstract No. 206, and being a part of a called 73.361 acre tract of land described in the deed to TMV Celeste LLC, Hunt County Clerk File # 2021-12701, and being described by metes and bounds as follows:

Beginning at a P/K nail set for the southeast corner of said 73.361 acre tract, common to the southwest corner of called 86.749 acre tract of land described in the deed to Terry M. Hicks and Linda M. Hicks, recorded in Hunt County Clerk File # 2010-9923, and in County Road No. 1092;

Thence South 89°16'53" West, with the southerly line of said 73.361 acre tract, and in County Road No. 1092, a distance of 450.01 feet to a P/K nail set for the southwest corner of the herein described tract of land;

Thence North 01°08'00" West, crossing said 73.361 acre tract, passing en route at a distance of 25.00 feet a 1/2" steel rod set, and continuing on said course a total distance of 1000.00 feet to a 1/2" steel rod set for the northwest corner of the herein described tract of land;



DRAFTING & SURVEYING, INC.

Thence North $89^{\circ}16'53''$ East, continuing across said 73.361 acre tract, a distance of 450.01 feet to a 1/2" steel rod set for the northeast corner of the herein described tract of land, and on the easterly line of said 73.361 acre tract, and on the westerly line of aforesaid 86.749 acre tract;

Thence South $01^{\circ}08'00''$ East, with the easterly line of said 73.361 acre tract, and with the westerly line of said 86.749 acre tract, passing en route at a distance of 975.00 feet a 1/2" steel rod set, and continuing on said course a total distance of 1000.00 feet to the Point of Beginning and containing 10.331 acres of land, more or less.



Handwritten signature in blue ink
05/01/2024