

DESCRIPTION

All that certain lot, tract or parcel of land situated in the Sarah Hamilton Survey, Abstract No. 479, City of Greenville, Hunt County, Texas, and being part of that tract of land described in a Deed from Willie Mae Hassell Daniel to The Leonard Hayden Daniel, Jr., Testamentary Family Trust as recorded in Volume 1529, Page 425 of the Official Public Records of Hunt County, Texas (hereinafter called Subject Tract One), and being part of that tract of land described as Tract 2 in a Deed from Leonard H. Daniel, III, et al, to The Leonard Hayden Daniel, Jr., Testamentary Family Trust as recorded in Volume 1557, Page 258 of the Official Public Records of Hunt County, Texas (hereinafter called Subject Tract Two), and being known as the most Eastern Common Area of the Replat of Oak Ridge Addition, an Addition to the City of Greenville, according to the Plat thereof recorded in Volume 400, Page 847 of the Plat Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the West line of Jack Finney Boulevard (F.M. Highway No. 1570) at the Northeast corner of Lot 1, Block A of the Wineinger Addition, an Addition to the City of Greenville, according to the Plat thereof recorded in Volume 400, Page 1304 of the Plat Records of Hunt County, Texas, said point also being the most Easterly Southeast corner of the above cited Subject Tract One;

THENCE N. 88 deg. 47 min. 27 sec. W. with the North line of the Wineinger Addition a distance of 378.79 feet to a 1/2" iron rod found for corner at the Northwest corner of said Wineinger Addition;

THENCE S. 02 deg. 53 min. 49 sec. W. with the West line of said Wineinger Addition a distance of 109.68 feet to a 1/2" iron rod found (disturbed) for corner at the Southwest corner of said Wineinger Addition;

THENCE N. 88 deg. 32 min. 38 sec. W. with the most Westerly South line of said Subject Tract One a distance of 606.80 feet to a 1/2" iron rod with cap stamped "WISDOM" found for corner at the Southeast corner of that tract of land described in a Deed from Scowal Investments Partnership, Ltd., to Greenville 67 Limited Partnership as recorded in Document No. 2013-692 of the Real Records of Hunt County, Texas;

THENCE N. 01 deg. 57 min. 33 sec. E. with the East line of said Greenville 67 Limited Partnership tract a distance of 750.67 feet to a 1/2" iron rod with cap stamped "STOVALL & ASSOC." found for corner at the Southwest corner of Lot 1, Block 1 of the Amended Final Plat of Deer Run Addition, an Addition to the City of Greenville, according to the Plat thereof recorded in Cabinet G, Slide 81 of the Plat Records of Hunt County, Texas;

THENCE S. 88 deg. 02 min. 27 sec. E. with the South line of the Deer Run Addition a distance of 227.10 feet to a 1/2" iron rod found for corner at the Northwest corner of Replat of the Oak Ridge Addition, an Addition to the City of Greenville, according to the Plat thereof recorded in Volume 400, Page 847 of the Plat Records of Hunt County, Texas (hereinafter called Replat);

THENCE S. 24 deg. 21 min. 16 sec. W. with the most Northerly West line of said Replat a distance of 20.02 feet to an "X" cut in a concrete driveway set for corner in the North line of Lot 25, Block A of the Replat of Lots 19 thru 30, Block A of the Oak Ridge Addition, an Addition to the City of Greenville, according to the Plat thereof recorded in Volume 400, Page 1833 of the Plat Records of Hunt County, Texas (hereinafter called The Replat of Block A), said point also being at the beginning of non-tangent curve to the right;

THENCE in a Westerly direction with the North line of The Replat of Block A and with said non-tangent curve to the right having a central angle of 00 deg. 15 min. 52 sec., a radius of 2177.46 feet, a chord bearing of N. 67 deg. 53 min. 35 sec. W., a chord distance of 10.05 feet and an arc length of 10.05 feet to a 1/2" iron rod with cap stamped "STOVALL & ASSOC." found for corner at the Northwest corner of The Replat of Block A;

THENCE S. 17 deg. 11 min. 23 sec. W. with the West line of The Replat of Block A a distance of 120.44 feet to a 1/2" iron rod found for corner in the North line of Oak Ridge Drive at the Southwest corner of The Replat of Block A;

THENCE S. 22 deg. 00 min. 08 sec. W. with the most Northerly West line of said Replat a distance of 50.15 feet to a 1/2" iron rod with cap stamped "WISDOM" found for corner at the most Westerly Southwest corner of said Replat, said point also being at the beginning of a non-tangent curve to the left;

THENCE in an Easterly direction with the South line of Oak Ridge Drive and with a South line of said Replat and with said non-tangent curve to the left having a central angle of 00 deg. 24 min. 11 sec., a radius of 2347.46 feet, a chord bearing of S. 68 deg. 18 min. 53 sec. E., a chord distance of 16.52 feet and an arc length of 16.52 feet to a 1/2" iron rod found for corner at the Northwest corner of Lot 12, Block B of the Revised Replat of Lots 1 thru 27, Block B of the Oak Ridge Addition, an Addition to the City of Greenville, according to the Plat thereof recorded in Volume 400, Page 1173 of the Plat Records of Hunt County, Texas (hereinafter called The Replat of Block B);

THENCE S. 21 deg. 29 min. 12 sec. W. with the West line of The Replat of Block B, passing a 1/2" iron rod with cap stamped "STOVALL & ASSOC." found at the Southwest corner of The Replat of Block B at a distance of 120.00 feet, and continuing with the most Southerly West line of said Replat for a total distance of 139.84 feet to a 1/2" iron rod found for corner at the Southwest corner of said Replat, said point also being at the beginning of a non-tangent curve to the left;

THENCE in an Easterly direction with the South line of an Alley and with the South line of said Replat and with said non-tangent curve to the left having a central angle of 16 deg. 47 min. 14 sec., a radius of 2487.46 feet, a chord bearing of S. 76 deg. 48 min. 45 sec. E., a chord distance of 726.20 feet and an arc length of 726.80 feet to a 1/2" iron rod found for corner at the Southeast corner of said Alley, said point also being the Southwest corner of the above cited Common Area;

THENCE N. 05 deg. 05 min. 35 sec. E. with the East line of said Alley a distance of 140.14 feet to a 5/8" iron rod found for corner at the intersection of the East line of said Alley with the South line of Oak Ridge Drive, said point also being at the beginning of a non-tangent curve to the left;

THENCE in an Easterly direction with the South line of Oak Ridge Drive and with said non-tangent curve to the left having a central angle of 03 deg. 15 min. 10 sec., a radius of 2347.46 feet, a chord bearing of S. 86 deg. 51 min. 52 sec. E., a chord distance of 133.25 feet and an arc length of 133.27 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set for corner at the intersection of the South line of Oak Ridge Drive with the West line of Jack Finney Boulevard (F.M. Highway No. 1570), said point also being at the beginning of a non-tangent curve to the right;

THENCE in a Southerly direction with the West line of Jack Finney Boulevard (F.M. Highway No. 1570) and with said non-tangent curve to the right having a central angle of 02 deg. 18 min. 23 sec., a radius of 1859.86 feet, a chord bearing of S. 00 deg. 00 min. 22 sec. W., a chord distance of 74.86 feet and an arc length of 74.86 feet to a 1/2" iron rod with cap stamped "WISDOM" found for corner;

THENCE S. 01 deg. 34 min. 39 sec. W. with the West line of Jack Finney Boulevard (F.M. Highway No. 1570), passing a 1/2" iron rod with cap stamped "WISDOM" found at the Southeast corner of said Common Area at a distance of 65.95 feet, and continuing with the West line of Jack Finney Boulevard (F.M. Highway No. 1570) for a total distance of 235.96 feet to the POINT OF BEGINNING and containing 8.577 acres of land.

NOTES

- 1) BEARING SOURCE: WEST LINE LOT 8, BLOCK A PER PLAT VOL. 400, PG. 1822 P.R.H.C.T.
- 2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."
- 3) SURVEY PREPARED WITH BENEFIT OF TITLE COMMITMENT, G.F. NO. 1552551-10GH EFFECTIVE DATE JUNE 12, 2015.
- 4) "C.M." = CONTROL MONUMENT

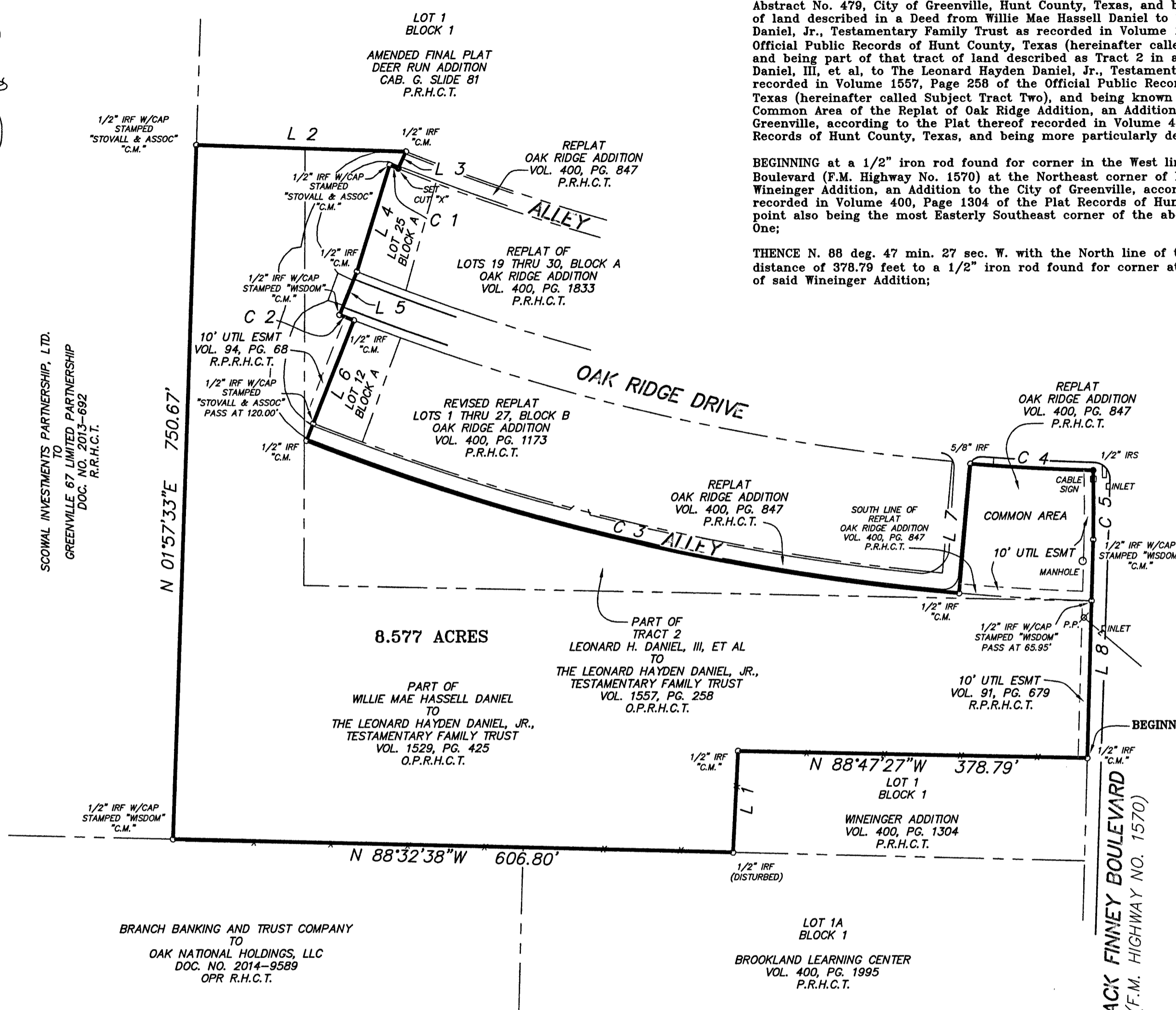
I, Bobby W. Stovall, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat, the improvements are within the boundaries of the property, set back from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



Bobby W. Stovall R.P.L.S. No. 3703

STOVALL & ASSOCIATES SURVEYORS
FIRM LICENSE NO. 10079000

LEGEND		SCALE: 1" = 100'		DATE: JULY 21, 2015	
● GAS	○ I.R.F. FOUND	— FENCE	— BOUNDARY LINE	— CONCRETE	JOB NO. 150232 GF NO. _____ L.N.T. A.R. B.W.S.
● W/LEC	● I.R.S.	— ELEC. SERVICE	— CROSS TIE WALL	— ROCK WALL	
— ELECTRIC METER	— IRON ROD SET	—	—	— ASPHALT	P.O. BOX 202 ● GREENVILLE, TEXAS 75403 ● PHONE (903) 450-1120 ● FAX (903) 450-1119 ● info@stovallassociates.com



Course	Bearing	Distance
L 1	S 02°53'49" W	109.68'
L 2	S 88°02'27" E	227.10'
L 3	S 24°21'16" W	20.02'
L 4	S 17°11'23" W	120.44'
L 5	S 22°00'08" W	50.15'
L 6	S 21°29'12" W	139.84'
L 7	N 05°05'35" E	140.14'
L 8	S 01°34'39" W	235.96'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	2177.46'	10.05'	0°15'52"	10.05'	N 67°53'35" W
C 2	2347.46'	16.52'	0°24'11"	16.52'	S 68°18'53" E
C 3	2487.46'	726.80'	16°47'14"	726.20'	S 76°48'45" E
C 4	2347.46'	133.27'	3°15'10"	133.25'	S 86°51'52" E
C 5	1859.86'	74.86'	2°18'23"	74.86'	S 00°00'22" W