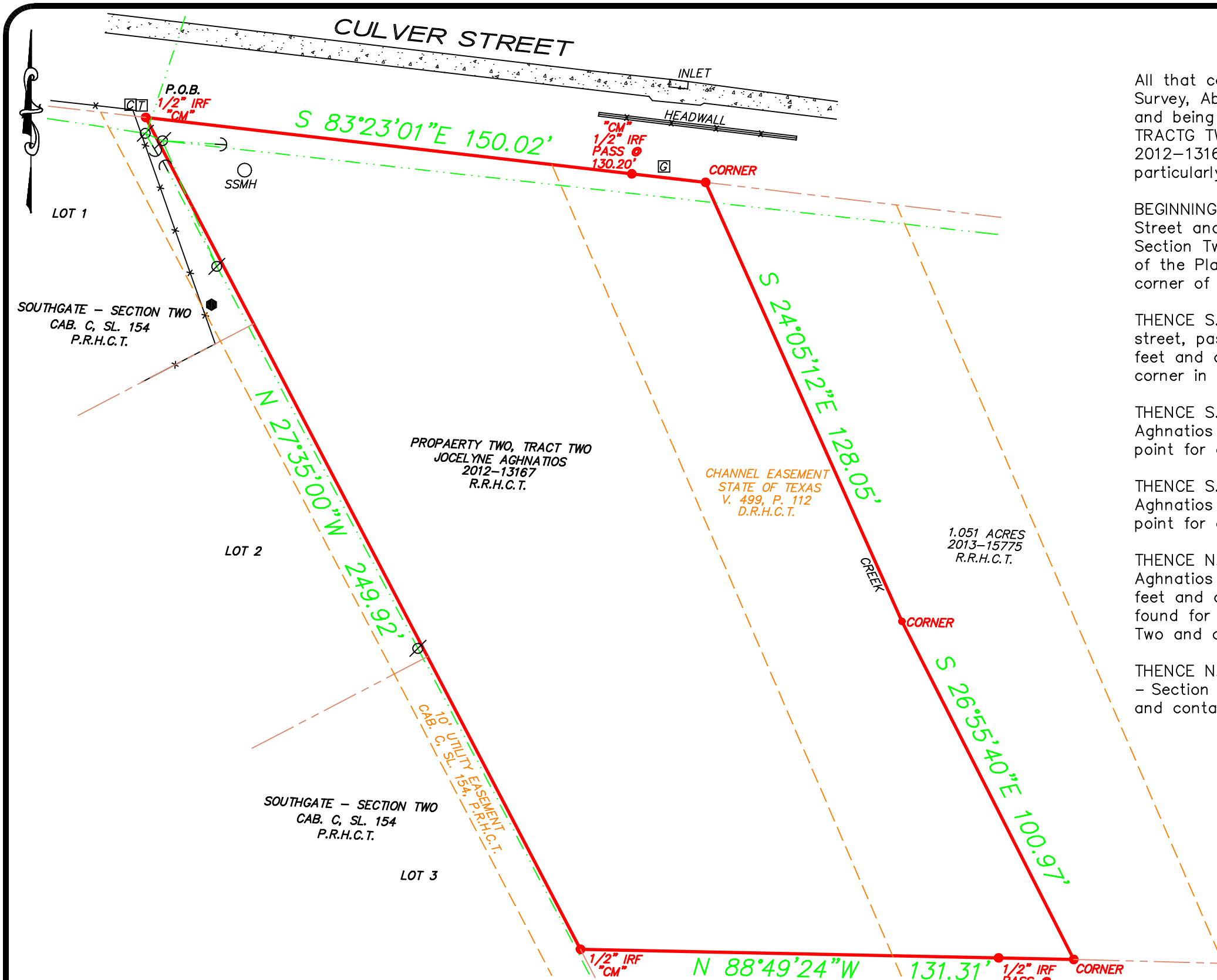




DESCRIPTION

All that certain lot, tract or parcel of land situated in the H. Marler Survey, Abstract No. 675, in the City of Commerce, Hunt County, Texas, and being known as that tract of land described as PROPERTY TWO, TRACTG TWO in a Deed to Jocelyne Agnatio as recorded in Doc. No. 2012-13167 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 in the South line of Culver Street and being at the Northeast corner of Lot 1 of Southgate - Section Two, an addition to said city as recorded in Cabinet C, Slide 154 of the Plat Records of Hunt County, Texas, and being at the Northwest corner of said Agnatio tract;

THENCE S. 83 deg. 23 min. 01 sec. E. with the South line of said street, passing a 1/2" iron rod with cap found at a distance of 130.20 feet and continuing for a total distance of 150.02 feet to a point for corner in a creek and at the Northeast corner of said Agnatio tract;

THENCE S. 24 deg. 05 min. 12 sec. E. with the East line of said Agnatio tract and along said creek, a distance of 128.05 feet to a point for corner;

THENCE S. 26 deg. 55 min. 40 sec. E. with the East line of said Agnatio tract and along said creek, a distance of 100.97 feet to a point for corner at the Southeast corner of said Agnatio tract;

THENCE N. 89 deg. 49 min. 24 sec. W. with the South line of said Agnatio tract, passing a 1/2" iron rod found at a distance of 20.00 feet and continuing for a total distance of 131.31 feet to a 1/2" iron rod found for corner in the East line of Lot 3 of said Southgate - Section Two and at the Southwest corner of said Agnatio tract;

THENCE N. 27 deg. 35 min. 00 sec. W. with the East line of Southgate - Section Two, a distance of 249.92 feet to the POINT OF BEGINNING and containing 0.657 acres of land more or less.

I, David W. Fite, 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 and are true to the best of my knowledge and belief, and the improvements are within the boundaries of the property, and there are NO VISIBLE EASEMENTS, ENCROACHMENTS CONFLICTS OR PROTRUSIONS, except as shown on the plat hereon.

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

| LEGEND  |                                |   |                      |
|---------|--------------------------------|---|----------------------|
| IRS     | IRON ROD SET W/CAP "FITE 5837" | Ø | POWER POLE           |
| IRFC    | IRON ROD FOUND W/CAP           | ● | LIGHT POLE           |
| IRF     | IRON ROD FOUND                 | ⊖ | ANCHOR               |
| "CM"    | CONTROL MONUMENT               | ⬇ | ELEC. METER          |
| —*—*    | FENCE LINE                     | ⬅ | ELECTRIC TRANSFORMER |
| —...—   | OVERHEAD POWER LINE            | ⦿ | GAS METER            |
| — - - - | ADJOINING PROPERTY LINE        | ⊗ | WATER METER          |
| — - - - | EASEMENT BOUNDARY LINE         | ⊕ | WATER VALVE          |
| — — — — | BUILDING SETBACK LINE          | ⊙ | FIRE HYDRANT         |
| ⌚       | TELEPHONE PEDESTAL             | ▣ | FIBER OPTIC CABLE    |
| ⌚       | TELEVISION PEDESTAL            | ▣ | GAS PIPELINE SIGN    |
| ▣       | SUB SURFACE BOX                | ▣ | CONCRETE             |
| ▣       | UTILITY WARNING SIGN           | ▣ | WOOD                 |
| ▣       | BRICK                          |   |                      |

- NOTES
- 1) BEARING SOURCE: GPS TEXAS NORTH CENTRAL, NAD 83
  - 2) Survey prepared with benefit of Title Commitment, G.F. No. 24108435, Effective Date JUNE 3, 2024.
  - 3) The following easements DO AFFECT this tract: V. 574, P. 600.

FITE & ASSOCIATES  
LAND SURVEYING, LLC

SCALE: 1" = 30'      DATE: 6-28-2024  
JOB NO. FA240233      GF NO. 24108435  
DRAWN: D.W.F.      FIRM NO. 10194651  
CHECK: D.W.F.

P.O. BOX 1466  
GREENVILLE, TX 75403  
903-453-8002  
fiteandassociateslandsurveying.com

