

HIRAM THOMPSON SURVEY
ABSTRACT NO. 1030

DESCRIPTION[illegible]

beginning at a TxDOT aluminum monument found for a corner lying in the South right-of-way line of US Highway 380, the Northwest corner of the said Subject Tract One and the Northwest corner of that certain tract of land described in the deed from Ray to ABC7 Homes, LLC, as recorded in Document Number 2020-04273 of the Public Records of Bunt County, Texas, and lying in a circular curve to the left;

THENCE Southeasterly direction along the arc of the said circular curve a distance of 97.52 feet, a radius of 2317.05 feet, a central angle of 0 deg. 14 min. 28 sec., a chord bearing of S. 89 deg. 43 min. 43 sec. E. and a chord distance of 97.52 to a 1/2" iron rod set with plastic cap stamped "STOVALL & ASSOC" set (hereinafter called 1/2" iron rod set) for a corner at the end of the said circular curve;

THENCE S. 89 deg. 50 min. 30 sec. E. a distance of 2281.68 feet along the South right-of-way line of the said US Highway 380, the North line of the said Subject Tract One and the North line of the said Subject Tract Two to a 1/2" iron rod set for a corner at an angle point;

THENCE S. 86 deg. 06 min. 33 sec. E. a distance of 698.91 feet along the South Right-of-way line of the said US Highway 380, the North line of the said Subject Tract One and the North line of the said Subject Tract Two to a 1/2" iron rod set for a corner, lying in the West line of that certain tract of land described in the deed from Elmer Glenn Burns, et ux, to William Renold Schwene, et ux, as recorded in Volume 7441, Page 167 of the Deed Records of Hunt County, Texas, the Northeast corner of the said Subject Tract Two;

THENCE S. 00 deg. 27 min. 36 sec. E. a distance of 198.66 feet along the East line of the said Subject Tract Two, the West line of the said Schwene, partially and generally along a fence to a 3/8" iron rod found for a corner, an inside ell corner of the said Subject Tract Two and the Southwest corner of the said Schwene;

THENCE N. 89 deg. 51 min. 08 sec. E. a distance of 103.70 feet along the North line of the said Subject Tract Two, the South line of the said Schwene tract and generally along a fence to a 1/2" iron rod set for a corner, an outside ell corner of the said Subject Tract Two and a outside ell corner of that certain tract of land described as Tract 1 in the deed from Chapman A. Norman, et al, to Walton Texas, LP, as recorded in volume 1652,

THENCE S. 00 deg. 20 min. 13 sec. W. a distance of 3351.20 feet along the East line of the said Subject Tract Two, the East line of the said Subject Tract Three and the West line of the said Texas tract to a 1 1/2" iron rod set for a corner, the Southeast corner of the said Subject Tract Three and a inside ell corner of the said Texas tract;

THENCE N. 89 deg. 49 min. 02 sec. W. at a distance of 1127.53 feet passing a 1" axle found for a reference and continuing in all a distance of 2130.29 feet along the South line of the said Subject Tract Three and the North line of the said Texas tract to a 1/2" iron rod set for a corner at an angle point;

THENCE N. 89 deg. 59 min. 22 sec. W. a distance of 1893.16 feet along the South line of the said Subject Tract Three and the North line of the said Texas tract to a 1/2" iron rod set for Austin, Moyle, in the East line of that certain tract of land described in the deed from Bo Austin, Moyle, et ux, to William Curtis Faidelich, et ux, as recorded in Document Number 2015-4594 of the OPR Records of Hunt County, Texas, the Southwest corner of the said Subject Tract Three and the Northwest corner of the said Texas tract; and thence S. 89 deg. 59 min. 22 sec. E. a distance of 1893.16 feet along the North line of the said Subject Tract Three and the North line of the said Texas tract to a 1/2" iron rod set for Austin, Moyle, in the East line of that certain tract of land described in the deed from Bo Austin, Moyle, et ux, to William Curtis Faidelich, et ux, as recorded in Document Number 2015-4594 of the OPR Records of Hunt County, Texas, the Southwest corner of the said Subject Tract Three and the Northwest corner of the said Texas tract;

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THENCE S. 89 deg. 49 min. 02 sec. E. at a distance of 30.00 feet passing a 1/2" iron rod set for a reference and continuing in all a distance of 294.43 feet along the North line of the said Subject Tract Three and the South line of the said Fenimore to a 1/2" iron rod set for a corner, an outside ell corner of the said Subject Tract Three and a inside ell corner of the said Fenimore tract;

THENCE S. 00 deg. 10 min. 58 sec. W. a distance of 184.73 feet along the East line of the said Subject Tract Three, the West line of the said Fenimore tract and generally along a fence to a 1/2" iron rod set for a corner, an inside ell corner of the said Subject Tract Three and a outside ell corner of the said Fenimore tract;

THENCE S. 89 deg. 49 min. 02 sec. E. a distance of 572.68 feet along the North line of the said Subject Tract Three, the South line of the said Fenimore tract and generally along a fence to a 1/2" iron rod found for a corner, the Southwest corner of the said Subject Tract One and the Southeast corner of the said Fenimore tract;

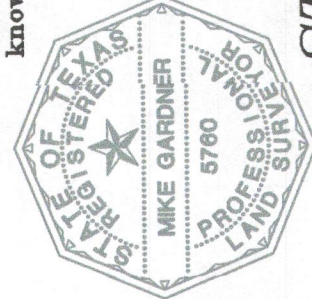
THENCE N. 00 deg. 47 min. 37 sec. E. at distance of 419.04 feet passing a 1/2" iron rod found for the Northeast corner of the said Fennimore tract and the Southeast corner of the said Homestead tract; thence S. 86 deg. 58 min. 56 sec. W. along the East line of the said Homestead tract 1000'. Page 339 of the Official Public Records of Hunt County, Texas, at a distance of 940.85 feet passing a 1/2" iron rod found for the Northeast corner of the said Fennimore tract and the Northwest corner of the said Homestead tract; thence N. 00 deg. 47 min. 37 sec. E. as recorded in Volume 1732, Page 301 of the Official Public Records of Hunt County, Texas, and continuing along the East line of the said Fennimore tract, the East line of said Homestead tract, the East line of the said Schiller tract, the East line of the said Homestead tract and ending along a fence line of the said Homestead tract 1000'.

The following are the corners of land:

NOTES

- 1) BEARING SOURCE: TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4302, NAD-83
- 2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CANS STAMPED "STOWALL & ASSOC."
- 3) SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMPANENT. SURVEYOR DID NOT RESEARCH FOR EASEMENTS OF RECORD OR NOT OF RECORD.
- 4) "C.M." = CONTROL MONUMENT
- 5) FIELD WORK COMPLETED ON JULY 7, 2021

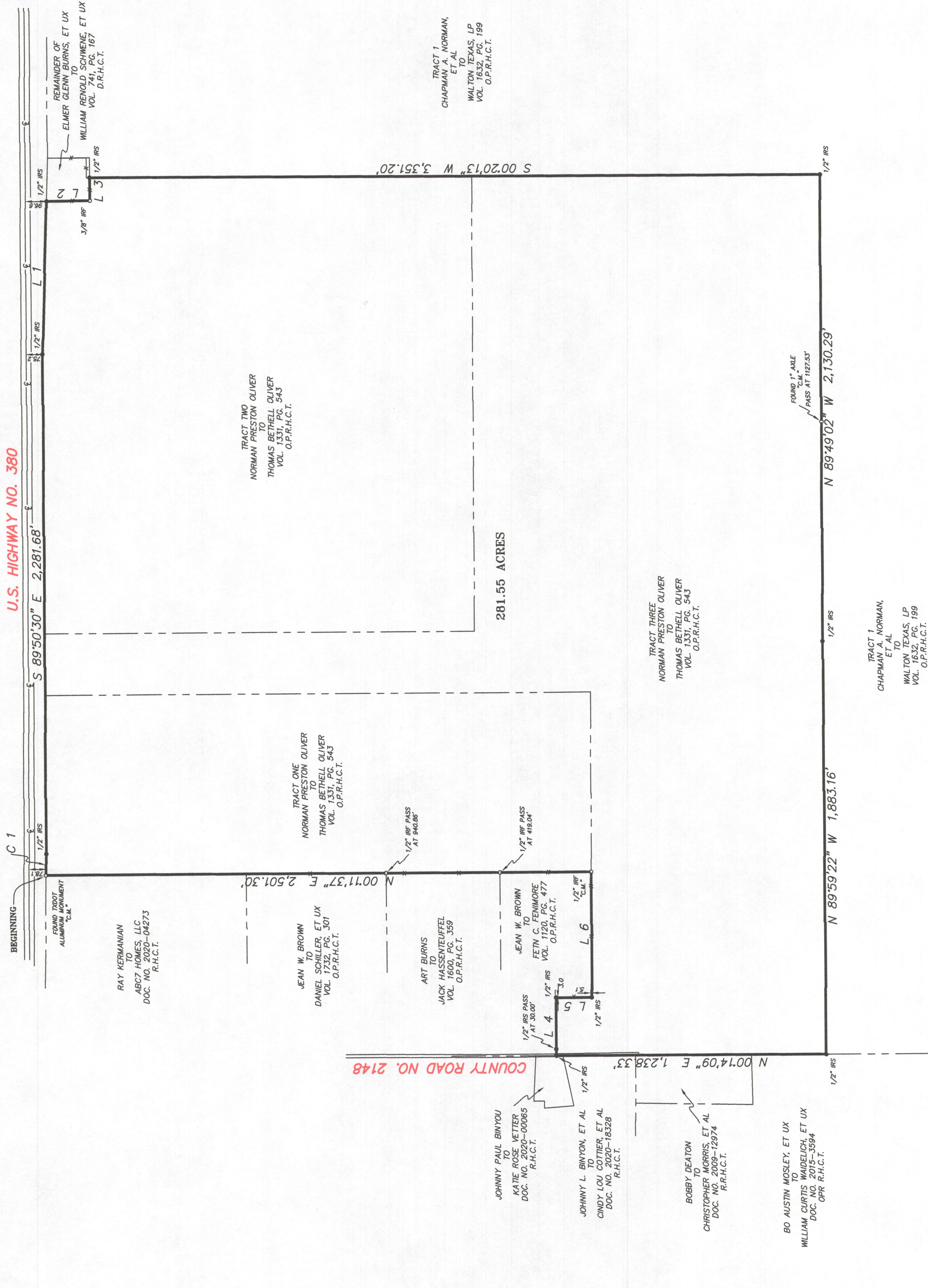
I, Mike Gardner, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed upon the ground, the lines and dimensions of said property being indicated by plat, the corner monuments shown hereon were set or found as described, and is a true survey to the best of my knowledge and belief.



Mike Gardner, R.P.L.S. No. 5780

STOVALL & ASSOCIATES
AN MTG COMPANY SURVEYORS
FIRM LICENSE NO. 10194513

LEGEND		SCALE: 1" = 500' DATE: JULY 7, 2021	
	GAS METER		CONCRETE BOUNDARY LINE
	GAS METER		ROCK WALL
	GAS METER		ELECTRIC SERVICE
	GAS METER		FENCE
	GAS METER		BRICK WALL
	GAS METER		ASPHALT



Course	Bearing	Distance
L 1	S 88°06'33" E	698.91'
L 2	S 00°27'36" E	198.66'
L 3	N 89°51'08" E	103.70'
L 4	S 89°49'02" E	264.43'
L 5	S 00°10'58" W	164.73'
L 6	S 89°49'02" E	572.68'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	2375.00'	97.52'	01°4'28"	97.52'	S 89°43'43" E

GRAPHIC SCALE 1" = 300'