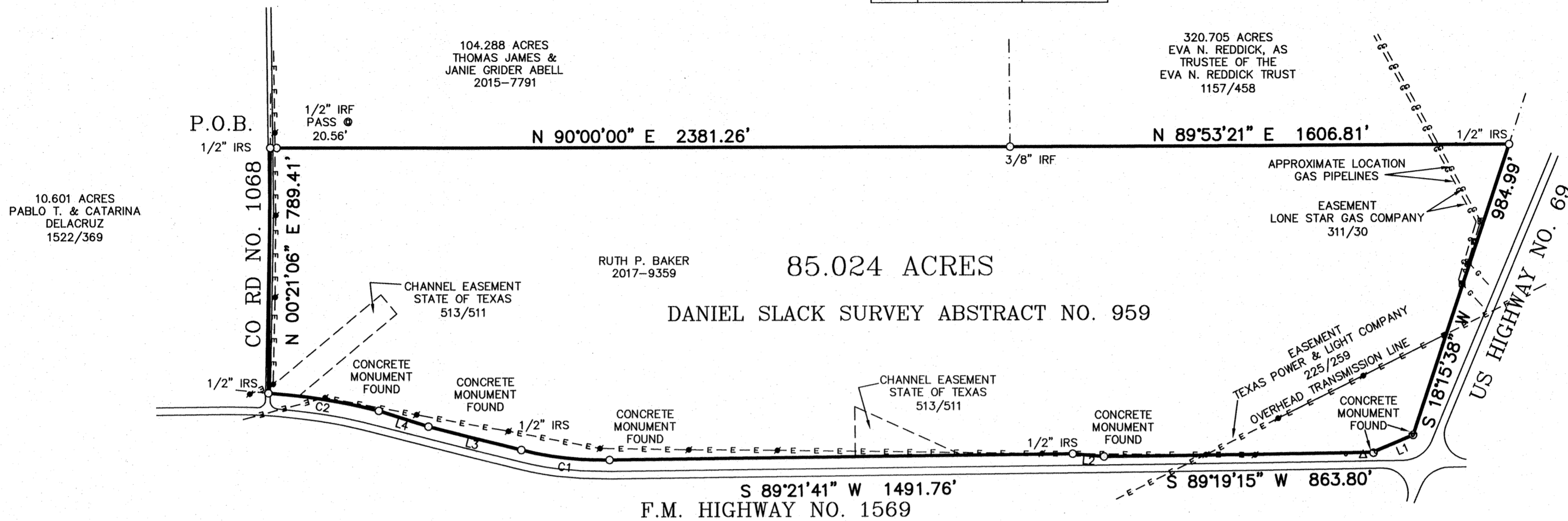


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1095.92'	286.86'	286.05'	N 83°24'20" W	14°59'51"
C2	1969.86'	360.33'	359.82'	N 80°57'56" W	10°28'50"

LINE	BEARING	DISTANCE
L1	S 67°06'49" W	142.08'
L2	N 84°58'16" W	101.08'
L3	N 75°37'16" W	307.42'
L4	N 72°29'50" W	167.75'



LEGAL DESCRIPTION

BEING a tract or parcel of land situated in the City of Greenville, Hunt County, Texas, being a part of the Daniel Slack Survey, Abstract No. 959, and being all of a called 85.054 acre tract described in a Warranty Deed from Roy Baker Partners, Ltd. To Ruth P. Baker as recorded in document number 2017-9359, Official Public Records Hunt County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod set for corner at the Northwest corner of said 85.054 acre tract, said point being in the centerline of County Road No. 1068 and the East line of a called 10.601 acre tract described in Deed to Pablo T. & Catarina Delacruz as recorded in Volume 1522, Page 369, Official Public Records Hunt County, Texas;
 THENCE N 90°00'00" E along the North line of said 85.054 acre tract passing a 1/2" iron rod found at the Southwest corner of a called 104.288 acre tract described in Deed to Thomas James & Janie Grider Abell as recorded in document number 2015-7791, Official Public Records Hunt County, Texas at a distance of 20.56 feet and continuing along the North line of said 85.054 acre tract and the South line of said 104.288 acre tract for a total distance of 2381.26 feet to a 3/8" iron rod found for corner at the Southeast corner of said 104.288 acre tract and at the most Southerly Southwest corner of a called 320.705 acre tract as described in a Deed to Eva N. Reddick as trustee of the Eva N. Reddick Trust recorded in Volume 1157, Page 458, Official Public Records Hunt County, Texas;
 THENCE N 89°53'21" E along the North line of said 85.054 acre tract and the South line of said 320.705 acre tract a distance of 1606.81 to a 1/2" iron rod set for corner at the Northeast corner of said 85.054 acre tract and the Southeast corner of said 320.705 acre tract, said point being the West line of U.S Highway No. 69;
 THENCE S 18°15'38" W along the West line of said highway and the East said 85.054 acre tract, a distance of 984.99 feet to a concrete monument found for corner at the North end of a flare in the West line of said highway;
 THENCE S 67°06'49" W along said flare a distance of 142.08 feet to a concrete monument found for corner at the South end of said flare and the Southeast corner of said 85.054 acre tract, said point being in the North line of F.M. Highway No. 1569;
 THENCE S 89°19'15" W along the North line of said F.M. Highway and along the South line of said 85.054 acre tract, a distance of 863.80 feet to a concrete monument found for corner;
 THENCE N 84°58'16" W along the North line of said F.M. Highway and along the South line of said 85.054 acre tract, a distance of 101.08 feet to a concrete monument found for corner;
 THENCE S 89°21'41" W along the North line of said F.M. Highway and along the South line of said 85.054 acre tract, a distance of 1491.76 feet to a concrete monument found for corner at the beginning of a curve to the right having a central angle of 14°59'21", a radius of 1095.92 feet with a chord bearing of N 83°24'20" W and a chord distance of 286.05 feet;
 THENCE along said curve to the right, the North line of said F.M. Highway and along the South line of said 85.054 acre tract an arc length of 286.86 feet to a 1/2" iron rod set for corner at the end of said curve;
 THENCE N 75°37'16" W along the North line of said F.M. Highway and along the South line of said 85.054 acre tract, a distance of 307.42 feet to a concrete monument found for corner;
 THENCE N 72°29'50" W along the North line of said F.M. Highway and along the South line of said 85.054 acre tract, a distance of 167.75 feet to a concrete monument found for corner at the beginning of a curve to the left having a central angle of 10°28'50", a radius of 1969.86 feet with a chord bearing of N 80°57'56" W and a chord distance of 359.82 feet;
 THENCE along said curve to the left, the North line of said F.M. Highway and along the South line of said 85.054 acre tract an arc length of 360.33 feet to a 1/2" iron rod set for corner at the Southwest corner of said 85.054 acre tract and a the Southeast corner of said 10.601 acre tract, said point being in the centerline of said County Road;
 THENCE N 00°21'06" E along said County Road, the West line of said 85.054 acre tract and along the East line of said 10.601 acre tract, a distance of 789.41 feet returning to the Point of Beginning and containing 85.024 acres of land.

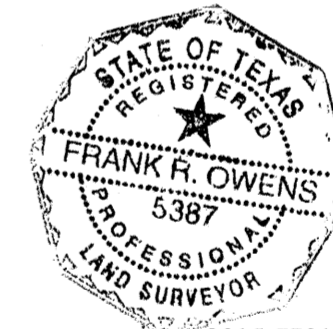
SURVEYOR'S CERTIFICATE

I, Frank R. Owens, Registered Professional Land Surveyor, State of Texas, hereby certify that the plat hereon is a true and correct representation of the property as determined by survey upon the ground, the lines and dimensions of said property being indicated by the plat, the visible improvements are within the boundaries of the property set back from the property lines the distances indicated and there are NO VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat.

Frank R. Owens

Frank R. Owens
R.P.L.S. No. 5387

Date: September 8, 2017
Scale: 1" = 300'



NOTES:

- Bearings are based on the South line of a tract of land described in document number 2015-7791, Official Public Records Hunt County, Texas.
- According to the Flood Insurance Rate Map No. 48231C0245G dated January 6, 2012, published by The Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Easement to Texas Power & Light Company, recorded in Volume 225 at Page 259 of the Deed Records of Hunt County, Texas *does affect* the above described tract of land as shown on survey.
- Easement to Lone Star Gas Company, dated 6-22-26 as recorded in Volume 311 at Page 30 of the Deed Records of Hunt County, Texas *does affect* the above described tract of land as shown on survey.
- Right of Way Deed to the State of Texas dated 12-5-51, as recorded in Volume 513 at Page 463 of the Deed Records of Hunt County, Texas *does not affect* the above described tract of land.
- Channel easements to the State of Texas 12-5-51 as recorded in Volume 513 at Page 511 of the Deed Records of Hunt County, Texas *does affect* the above described tract of land as shown on survey.
- Easement to Texas Municipal Power Agency dated 11-14-77, as recorded in Volume 805, at Page 885, Deed Record Hunt County, Texas *does not affect* the above described tract of land.

SCALE: 1" = 300'

LEGEND

- POWER POLE
- WATER VALVE
- MAILBOX
- ▽ UNDERGROUND CABLE MARKER
- WATER METER
- FIRE HYDRANT
- CLEAN OUT
- GAS LINE MARKER
- GAS METER
- ELECTRIC METER
- △ TELEPHONE PEDESTAL

- - - WOOD FENCE
- x - x - BARBED WIRE FENCE
- o - o - CHAINLINK FENCE



Owens Land Surveying

www.owenslandsurveying.com (903) 450-9837 / (903) 450-9875

FIRM REG. CERT. #10022400
P.O. BOX 1025
GREENVILLE, TX 75403



DATE: SEPT. 8, 2017

SCALE: 1" = 300'

DRAWN BY: S. HOLDER

JOB NO.: 2017-412