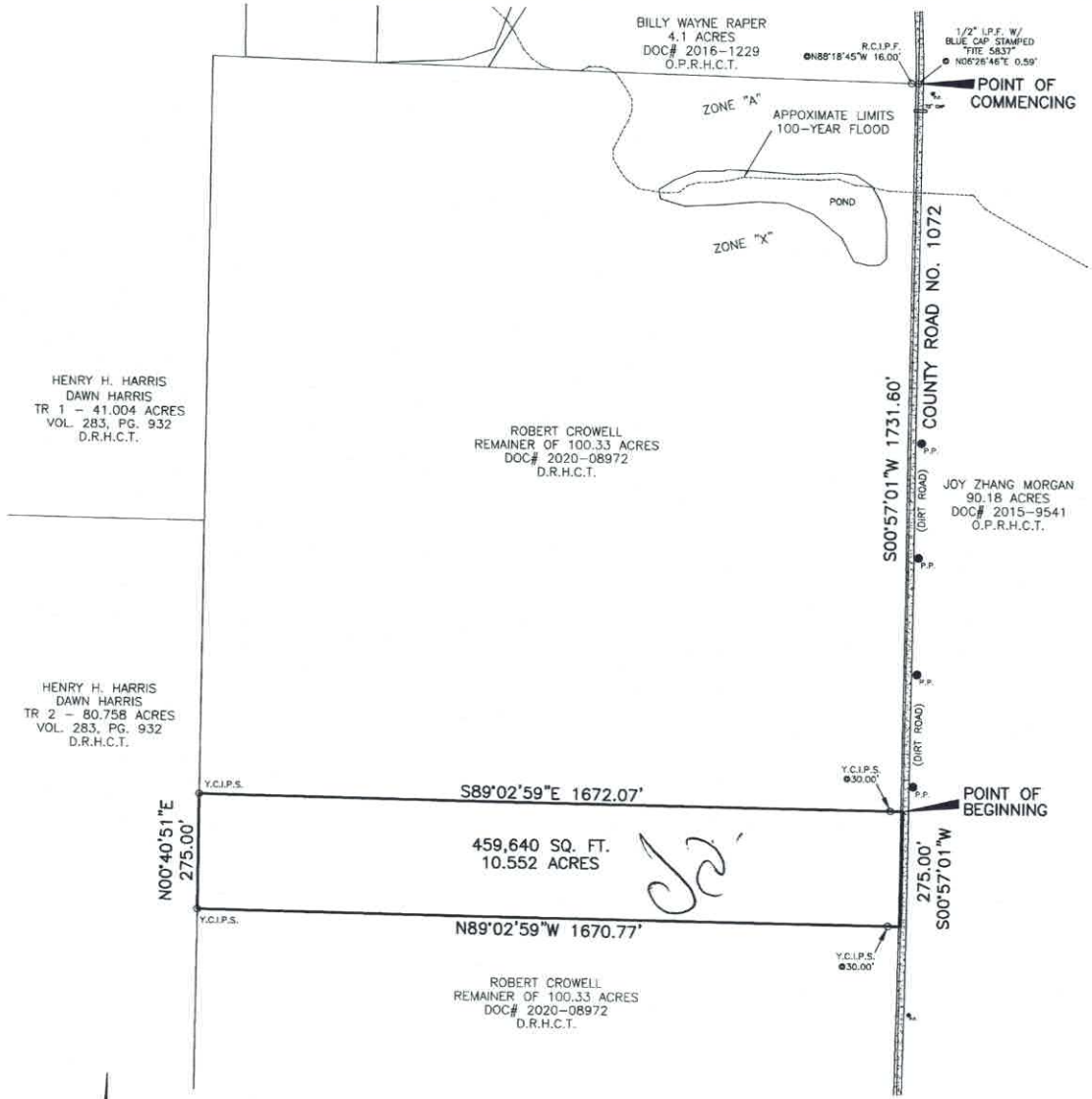


GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48231C0250G, DATED JANUARY 6, 2012, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR HUNT COUNTY, TEXAS, THE SUBJECT PROPERTY LIES WITHIN 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.

TRACT SEVEN
JOB # 2698-20
JULY 10, 2020

LEGEND	
P.P.	POWER POLE
I.P.F.	IRON PIN FOUND
Y.C.I.P.S.	1/2" IRON PIN SET W/YELLOW CAP STAMPED "CCG INC RPLS 5129"
R.C.I.P.F.	1/2" IRON PIN FOUND W/RED CAP STAMPED "STOVALL & ASSOC."

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF HUNT

Being a tract of land situated in the Juliet Porter Survey, Abstract No. 819, Hunt County, Texas, and being part of a 100.33 acre tract of land conveyed to Robert Crowell by deed recorded in Document No. 2020-08972, Deed Records, Hunt County, Texas, and being more particularly described as follows:

Commencing at a point in County Road No. 1072 for the northeast corner of said 100.33 acre tract and the southeast corner of a 4.1 acre tract of land conveyed to Billy Wayne Raper by deed recorded in Document No. 2016-1229, Official Public Records, Hunt County, Texas and being on the west line of a 90.18 acre tract of land conveyed to Joy Zhang Morgan by deed recorded in Document No. 2015-9541, Official Public Records, Hunt County, Texas, said point being South 06°26'46" West, a distance of 0.59 feet from a 1/2" iron pin found with blue cap stamped "FITE 5837"; Thence, South 00°57'01" West, along County Road No. 1072, the east line of said 100.33 acre tract and the west line of said 90.18 acre tract, a distance of 1731.60 to a point for the Point of Beginning;

Thence, South 00°57'01" West, along County Road No. 1072, the east line of said 100.33 acre tract and the west line of said 90.18 acre tract, a distance of 275.00 feet to a point for corner;

Thence, North 89°02'59" West, at a distance of 30.00 feet a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for reference and for a total distance of 1670.77 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner on the west line of said 100.33 acre tract and on the east line of an 80.758 acre tract of land conveyed to Henry H. Harris and Dawn Harris by deed recorded in Volume 283, Page 932, Deed Records, Hunt County, Texas;

Thence, North 00°40'51" East, along the west line of said 100.33 acre tract and the east line of said 80.758 acre tract, a distance of 275.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 89°02'59" East, at a distance of 1642.06 feet a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for reference and for a total distance of 1672.07 feet to the Point of Beginning and containing 459,640 square feet or 10.552 acres of land.

I, James Barton Carroll, do hereby certify to all parties, that this survey was made on the ground and shows the boundary lines with dimensions of the land indicated hereon, shows the location of all structures and other noticeable improvements and visible items on the subject property, shows the location of all alleys, streets, easements, and other matters of record of which I have been advised affecting subject property.

JAMES BARTON CARROLL R.P.L.S. NO. 5129

STATE OF TEXAS
REGISTERED
JAMES BARTON CARROLL
5129
PROFESSIONAL
LAND SURVEYOR

NOTES:

Survey performed without the benefit of a title commitment and no abstract of title was provided. Property may be subject to easements, covenants or restrictions.

Bearings based on the east line of deed recorded in Document No. 2013-5853, Official Public Records, Hunt County, Texas. (S00°57'01"W)

BOUNDARY SURVEY
10.552 ACRES
JULIET PORTER SURVEY, A-819
HUNT COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11 LAVON, TEXAS 75166
Phone (972) 742-4411 TBPELS REGISTRATION NO.: F-21608
TEXAS FIRM REGISTRATION NO.: 10007200
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