

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	1969.86'	343.71'	9°59'50"	343.28'	S 02°28'55" E

Course	Bearing	Distance
L 1	S 05°08'14" W	218.74'
L 2	S 00°56'40" W	373.52'
L 3	N 87°29'17" E	99.71'
L 4	N 88°18'47" E	220.24'
L 5	N 88°31'04" E	517.30'

DESCRIPTION

All that certain lot, tract or parcel of land situated in the L. Davidson Survey, Abstract No. 237, Hunt County, Texas, and being known as that tract of land described in a Deed from the Sabine River Authority of Texas to Lake Properties, L.L.C., as recorded in Document No. 2013-5846 of the OPR Records of Hunt County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a Sabine River Authority T-Iron found (hereinafter called T-Iron found) for corner in the West line of F.M. Highway No. 751 at the Northeast corner of the above cited Subject Tract, said point also being the Southeast corner of Lot 4, Block 7 of F.C. Martin's Camp and Lodge Site Subdivision, Phase Two, an Addition to Hunt County, according to the Plat thereof recorded in Volume 400, Page 306 of the Plat Records of Hunt County, Texas (hereinafter called F.C. Martin's Subdivision Phase Two);

THENCE S. 02 deg. 31 min. 01 sec. W. with the West line of F.M. Highway No. 751 a distance of 1149.23 feet to a T-Iron found for corner;

THENCE S. 05 deg. 08 min. 14 sec. W. with the West line of F.M. Highway No. 751 a distance of 218.74 feet to a concrete monument found for corner at the beginning of a non-tangent curve to the left;

THENCE in a Southeasterly direction with the West line of F.M. Highway No. 751 and with said non-tangent curve to the left having a central angle of 09 deg. 59 min. 50 sec., a radius of 1969.86 feet, a chord bearing of S. 02 deg. 28 min. 55 sec. E., a chord distance of 343.28 feet and an arc length of 343.71 feet to a point for corner at the North corner of that tract of land described in a Deed from Jack L. Broadhurst to Michael A. Shannon, et al, as recorded in Volume 774, Page 855 of the Deed Records of Hunt County, Texas, from which a T-Iron found bears S. 86 deg. 48 min. 05 sec. W. a distance of 0.70 feet;

THENCE S. 00 deg. 56 min. 40 sec. W. with the most Southerly East line of said Subject Tract and the West line of said Shannon tract a distance of 373.52 feet to a T-Iron found for corner at the Southeast corner of said Subject Tract;

THENCE N. 67 deg. 13 min. 43 sec. W. with the most Easterly Southwest line of said Subject Tract a distance of 1081.88 feet to a T-Iron found for corner;

THENCE N. 76 deg. 53 min. 42 sec. W. with the most Westerly Southwest line of said Subject Tract a distance of 690.87 feet to a T-Iron found for corner at the Southwest corner of said Subject Tract;

THENCE N. 02 deg. 15 min. 22 sec. W. with the most Southerly West line of said Subject Tract a distance of 759.18 feet to a T-Iron found for corner in a fence at the most Westerly Northwest corner of said Subject Tract;

THENCE N. 88 deg. 28 min. 37 sec. E. along a fence and with the South line of a tract of land described in a Lease from the Sabine River Authority of Texas to Terrell State Hospital as recorded in Volume 688, Page 1 of the Deed Records of Hunt County, Texas (hereinafter called Lease Tract), a distance of 941.95 feet to a crosstie fence corner post found for corner at the Southeast corner of said Lease Tract, said point also being an interior corner of said Subject Tract;

THENCE N. 01 deg. 22 min. 49 sec. W. along a fence and with the East line of said Lease Tract a distance of 699.35 feet to a T-Iron found for corner in the South line of Lot 7, Block 1 of F.C. Martin's Sabine River Iron Bridge Lake, Camp & Lodge Site as recorded in Volume 400, Page 114 of the Plat Records of Hunt County, Texas (hereinafter called F.C. Martin's Subdivision Phase One), at the Northeast corner of said Lease Tract, said point also being the most Northerly Northwest corner of said Subject Tract;

THENCE N. 87 deg. 29 min. 17 sec. E. with the South line of F.C. Martin's Phase One a distance of 99.71 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set for corner at the Southeast corner of Lot 8, said point also being the Southwest corner of Lot 9;

THENCE N. 88 deg. 18 min. 47 sec. E. with the South line of F.C. Martin's Phase One a distance of 220.24 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set for corner at the Southeast corner of F.C. Martin's Phase One;

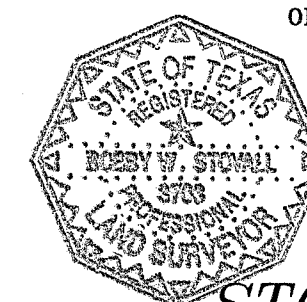
THENCE N. 88 deg. 31 min. 04 sec. E. with the South line of F.C. Martin's Subdivision Phase Two a distance of 517.30 feet to the POINT OF BEGINNING and containing 53.11 acres of land.

NOTES

- 1) BEARING SOURCE: EAST LINE OF TRACT RECORDED IN VOL. 1409, PG. 68 O.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. 1590340 EFFECTIVE DATE APR. 23, 2015, PROVIDED BY KINCY ABSTRACT & SABINE TITLE COMPANY.
- 4) "C.M." = CONTROL MONUMENT
- 5) THE FOLLOWING EASEMENTS DO NOT LIE ON THIS TRACT (I) VOL. 591, PG. 478 D.R.H.C.T. (II) VOL. 593, PG. 188 D.R.H.C.T. (III) VOL. 606, PG. 502 D.R.H.C.T.

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" = 200' DATE: MAY 12, 2015		
● GAS METER	○ I.R.F.	— FENCE	— BRICK WALL	— BOUNDARY LINE	— CONCRETE	JOB NO. 150155 OF NO.
▼ ELEC	● I.R.S.	— ELEC. SERVICE	— CROSS TIE WALL	— ROCK WALL	— ASPHALT	I.N.T. A.R. B.W.S.

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