



DESCRIPTION

All that certain lot, tract or parcel of land situated in the R.E. Johnson Survey, Abstract No. 129 and the J.S. Price Survey, Abstract No. 179, Rockwall County, Texas, and being known as that tract of land described in a Deed from Peggy V. Rowan to Charles Clifton Mask, et al, as recorded in Volume 5714, Page 195 of the Official Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the centerline of Linda Road at the most Southerly Southwest corner of said Mask tract, said point also being the Southeast corner of a called 5.00 acre tract described in Vol. 1844, Pg. 29 of the D.R.R.C.T.;

THENCE N. 01 deg. 11 min. 04 sec. W. with the most Southerly West line of said Mask tract, passing a 1/2" iron rod found at a distance of 15.68 feet and continuing along a fence line, for a total distance of 1052.10 feet to a 1/2" iron rod found for corner at the Northeast corner of said 5.00 acre tract and being an interior corner of said Mask tract;

THENCE S. 89 deg. 11 min. 32 sec. W. with the most Westerly South line of said Mask tract, a distance of 1642.98 feet to a 1/2" iron rod found at a 3" pipe fence corner post at the most Westerly Southwest corner of said Mask tract and being at the Northwest corner of Lot 1 of The Country Place North, an addition to said county and being in the East line of a called 5.00 acre tract described in Vol. 5307, Pg. 307 of the O.R.R.C.T.;

THENCE N. 07 deg. 37 min. 23 sec. E. with the most Northerly West line of said Mask tract, passing a 1/2" iron rod found at a fence corner post at a distance of 1882.73 feet and continuing for a total distance of 2026.00 feet to a point for corner at the Northwest corner of said Mask tract, and being an interior corner of a called 90.00 acre tract of land described in Vol. 3416, Pg. 103 of the O.R.R.C.T., from said point a 1/2" iron rod with cap stamped "Owens" found bears S. 13 deg. 07 min. 48 sec. E. a distance of 8.33 feet;

THENCE N. 88 deg. 34 min. 27 sec. E. with the North line of said Mask tract and the most Easterly South line of said 90.00 acre tract, passing a 8.68 feet north of a 1/2" iron rod found stamped "Owens" at a distance of 106.20 feet, passing 11.26 feet north of a 1/2" iron rod found stamped "Owens" at a distance of 459.10 feet and continuing for a total distance of 2400.72 feet to a 1/2" iron rod with cap stamped "R.S.C.L." found for corner in the West line of F.M. Highway No. 548 at the Northeast corner of said Mask tract and being the most Easterly Southeast corner of said 90.00 acre tract;

THENCE S. 00 deg. 40 min. 36 sec. E. with the West line of said highway, a distance of 255.30 feet to a 1/2" iron rod set for corner at the point of beginning of a tangent curve to the right in the West line of said highway;

THENCE Southerly with said curve, having a radius of 11499.16 feet, a central angle of 01 deg. 11 min. 00 sec., a chord of S. 01 deg. 16 min. 06 sec. E. a distance of 237.49 feet and an arc length of 237.49 feet to a 1/2" iron rod set for corner at the end of said curve;

THENCE S. 01 deg. 51 min. 36 sec. E. with the West line of said highway, a distance of 517.35 feet to a 1/2" iron rod set for corner at the beginning of a tangent curve to the left in the West line of said highway;

THENCE Southerly with said curve, having a radius of 7599.44 feet, a central angle of 01 deg. 39 min. 00 sec., a chord of S. 01 deg. 02 min. 06 sec. E. a distance of 218.84 feet and an arc length of 218.85 feet to a 1/2" iron rod set for corner at the end of said curve;

THENCE S. 00 deg. 12 min. 36 sec. E. with the West line of said highway, a distance of 1328.29 feet to a 1/2" iron rod set for corner at the Northeast corner of a called 2.00 acre tract described in Vol. 1139, p. 146 of the D.R.R.C.T.;

THENCE S. 89 deg. 26 min. 45 sec. W. with the North line of said 2.00 acre tract, a distance of 286.58 feet to a 1/2" iron rod found for corner at the Northwest corner of said 2.00 acre tract;

THENCE S. 00 deg. 38 min. 00 sec. E. with the West line of said 2.00 acre tract, a distance of 304.12 feet to a 1/2" iron rod found at the Southwest corner of said 2.00 acre tract (193/13);

THENCE S. 00 deg. 33 min. 40 sec. E. with the West line of said 2.00 acre tract (193/13), passing a 1/2" iron rod found at a distance of 208.95 feet and continuing for a total distance of 227.68 feet to a point for corner in the centerline of Linda Road and in the South line of said Mask tract;

THENCE S. 89 deg. 39 min. 35 sec. W. along the centerline of said road, a distance of 626.65 feet to the POINT OF BEGINNING and containing 139.532 acres of land more or less.

LINE TABLE					
Course	Bearing	Distance			
L1	S 89°26'45" W	286.58'			
L2	S 00°38'00" E	304.12'			
L3	S 89°22'44" W	130.46'			
L4	S 00°33'40" E	227.68'			

CURVE TABLE					
Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	11499.16'	237.49'	1°11'00"	237.49'	S 01°16'06" E
C2	7599.44'	218.85'	1°39'00"	218.84'	S 01°02'06" E

LEGEND	
IRS	IRON ROD SET W/CAP "FITE 5837"
IRF	IRON ROD FOUND W/CAP
IRF	IRON ROD FOUND
"CM"	CONTROL MONUMENT
⊗	POWER POLE
⊙	LIGHT POLE
⊙	ANCHOR
⊙	ELEC. METER
⊙	GAS METER
⊙	WATER METER
⊙	WATER VALVE
⊙	FIRE HYDRANT
⊙	TELEPHONE PEDESTAL
⊙	CABLE PEDESTAL
⊙	GAS PIPELINE SIGN
⊙	ELECTRIC TRANSFORMER

- NOTES**
- 1) BEARING SOURCE: GPS TEXAS NORTH CENTRAL, NAD 83
 - 2) Survey prepared without benefit of Title Commitment, Surveyor DID NOT research for any easements of record or not of record that may affect this tract, EXCEPT FOR THOSE SHOWN ON SURVEY OR NOTED BELOW
 - 3) The following easements DO AFFECT this tract: V. 497, P. 264 (BLANKET), V. 2472, P. 181 (BLANKET), V. 75, P. 597 (BLANKET)
 - 4) The following easements DO NOT APPEAR TO AFFECT this tract: V. 2497, P. 79, V. 227, P. 90, V. 25, P. 103, V. 11, P. 788, V. 585, P. 22 (was released in V. 716, P. 284).
 - 5) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0065L, dated AUGUST 26, 2008, this property lies in Zones X. None of this property does appear to lie within a 100-year flood plain.

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, the improvements are within the boundaries of the property, set back from the property lines the distances indicated, except as shown on the plat hereon.

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

DAVID FITE SURVEYING

SCALE: 1" = 200' DATE: 4-4-2019
 JOB NO. DF190113 OF NO.
 DRAWN: D.W.F. CHECK: D.W.F.

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