

PP POWER POLE
 MH SANITARY SEWER MANHOLE
 — OVERHEAD POWER LINE(S)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	455.85'	31.27'	31.26'	N 52°07'40" W	03°55'49"
C2	25.00'	35.87'	32.87'	S 51°04'44" W	82°12'47"
C3	75.00'	226.88'	149.75'	S 83°21'58" E	173°19'23"
C4	455.85'	210.41'	208.54'	N 74°51'46" W	26°26'46"

LINE	BEARING	DISTANCE
L1	N 32°08'01" E	112.96'
L2	N 38°07'25" E	60.03'
L3	S 02°43'55" W	70.00'
L4	S 32°08'01" W	112.96'
L5	N 00°18'53" W	35.69'
L6	N 76°50'05" W	41.20'

GENERAL NOTES:

BEARINGS BASED ON THE EAST LINE OF CITY OF MOUNT PLEASANT INDUSTRIAL DEVELOPMENT CORP. DEED VOLUME 1709, PAGE 098, R.P.R.T.C.T.

UNLESS OTHERWISE NOTED AS FOUND ALL CORNERS WILL HAVE A 1/2 INCH IRON ROD SET WITH PLASTIC CAP MARKED "STANGER"

LEGEND

C.M. CONTROLLING MONUMENT
 I.R.F. IRON ROD FOUND
 I.R.S. IRON ROD SET

INTERSTATE HIGHWAY NO. 30
 (Variable Width Right of Way)

223.634 GROSS ACRES
-3.479 ACRES IN ROADWAY
220.155 NET ACRES

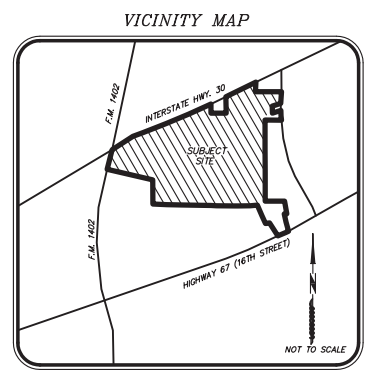
CITY OF MOUNT PLEASANT INDUSTRIAL DEVELOPMENT CORP.
 VOLUME 1709, PAGE 098
 (BEARING BASE)
 VOLUME 1709, PAGE 129
 VOLUME 1894, PAGE 203
 T.C.R.P.R.

DANIEL McCALL SURVEY,
A-357

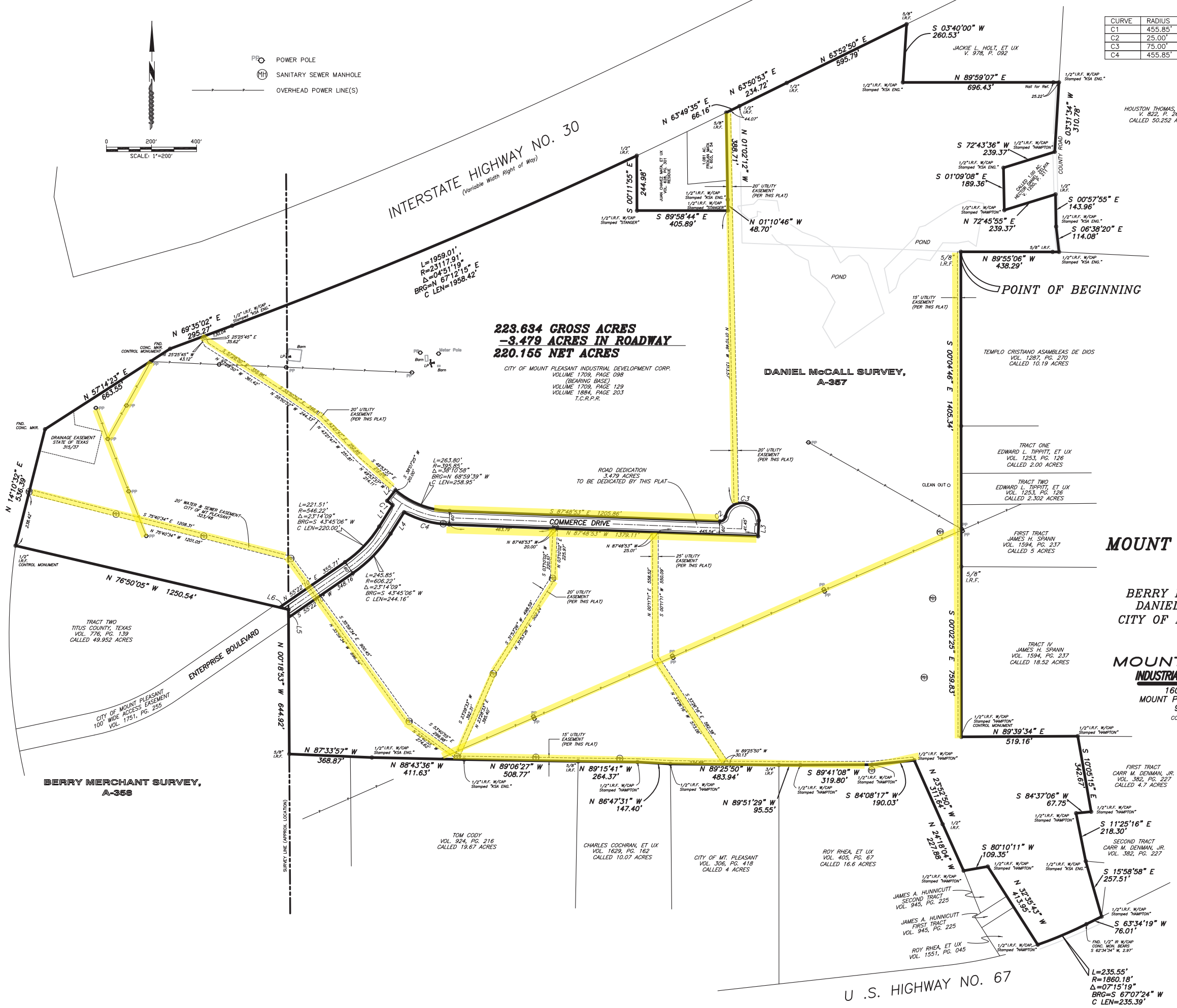
FINAL PLAT
SHEET 2 OF 2
MOUNT PLEASANT BUSINESS PARK
223.634 ACRES
 SITUATED IN THE
BERRY MERCHANT SURVEY, ABSTRACT NO. 358
DANIEL McCALL SURVEY, ABSTRACT NO. 357
CITY OF MOUNT PLEASANT, TITUS COUNTY, TEXAS

PREPARED FOR: **MOUNT PLEASANT INDUSTRIAL DEVELOPMENT CORP.**
 1604 N. JEFFERSON
 MOUNT PLEASANT, TEXAS 75456
 903-572-6602
 CONTACT: CHARLES L. SMITH

PREPARED BY: **STANGER SURVEYING MT. PLEASANT LLC**
 1805 N. JEFFERSON AVE.
 MT. PLEASANT, TEXAS 75456
 (903) 577-1515
 CONTACT: DANNY SMITH



F.M. HIGHWAY NO. 1402
 (Industrial Boulevard)
 (Variable Width Right of Way)



TRACT TWO
 TITUS COUNTY, TEXAS
 VOL. 776, PG. 139
 CALLED 49.952 ACRES

CITY OF MOUNT PLEASANT
 CITY WIDE ACCESS EASEMENT
 VOL. 1751, PG. 295

BERRY MERCHANT SURVEY,
A-358

L=1959.01'
 R=23117.91'
 Δ=04°51'19"
 BRG=N 67°12'15" E
 C LEN=1958.42'

L=221.51'
 R=546.22'
 Δ=23°14'09"
 BRG=S 43°45'06" W
 C LEN=220.00'

L=263.80'
 R=308.80'
 Δ=38°10'58"
 BRG=N 68°59'39" W
 C LEN=258.95'

L=245.95'
 R=600.22'
 Δ=23°14'09"
 BRG=S 43°45'06" W
 C LEN=244.16'

L=264.37'
 R=319.80'
 Δ=23°14'09"
 BRG=S 43°45'06" W
 C LEN=264.37'

L=235.55'
 R=1860.18'
 Δ=07°15'19"
 BRG=S 67°07'24" W
 C LEN=235.39'

FIRST TRACT
 CARR M. DENMAN, JR.
 VOL. 382, PG. 227
 CALLED 4.7 ACRES

SECOND TRACT
 CARR M. DENMAN, JR.
 VOL. 382, PG. 227

U.S. HIGHWAY NO. 67