



1315 SOUTH PALESTINE STREET  
[STATE HWY. 19]

LANDMARK BAPTIST CHURCH  
VOLUME 631 PAGE 232

N 89°48'44"E 367.81'

1

ONE STORY BRICK

3

2

Large Fenced  
In Playground

2

HP INVESTMENTS LLC  
#2017-00013946

RIO MERCADO GROUP LLC  
#2016-00013783

BEING LOT 1 AND PART OF LOT 2 OF LEIGH SUBDIVISION, AN ADDITION OF THE CITY OF ATHENS, HENDERSON COUNTY, TEXAS, SHOWN ON PLAT THEREOF RECORDED IN CABINET D, SLIDE 331 AND THEREOF RECORDED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 1, LEIGH ADDITION;

THENCE NORTH 89 DEGREES 48 MINUTES 44 SECONDS EAST, 367.81 FEET TO A FOUND 1/2 INCH IRON PIPE AT THE NORTHEAST CORNER OF LOT 1;

THENCE NORTH 00 DEGREES 11 MINUTES 04 SECONDS EAST, 191.88 FEET TO A FOUND 1/2 INCH IRON ROD AT THE NORTHWEST CORNER OF LOT 2;

THENCE NORTH 89 DEGREES 48 MINUTES 00 SECONDS EAST, 218.40 FEET TO A FOUND 1/2 INCH IRON PIPE AT THE NORTHEAST CORNER OF LOT 2;

THENCE NORTH 00 DEGREES 01 MINUTE 22 SECONDS EAST, 377.81 FEET TO A FOUND 1/2 INCH IRON ROD AT THE SOUTHEAST CORNER OF LOT 2;

THENCE NORTH 89 DEGREES 48 MINUTES 57 SECONDS WEST, 217.82 FEET TO A FOUND 1/2 INCH IRON ROD AT THE SOUTHWEST CORNER OF LOT 2;

THENCE NORTH 00 DEGREE 11 MINUTE 04 SECONDS EAST, 92.13 FEET TO A FOUND 1/2 INCH IRON ROD AT THE SOUTHEAST CORNER OF LOT 1;

THENCE SOUTH 79 DEGREES 04 MINUTES 07 SECONDS WEST, 301.51 FEET TO A FOUND 1/2 INCH IRON ROD AT THE SOUTHWEST CORNER OF LOT 1;

THENCE NORTH 25 DEGREES 45 MINUTES 42 SECONDS WEST 104.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.8185 ACRES OF LAND.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT (A) THAT THE FOREGOING SURVEY WAS MADE AND STAKED ON THE GROUND AND CORNERS ARE MARKED WITH PERMANENT MONUMENTS; (B) THE SURVEY SHOWS THE LOCATION OF ALL IMPROVEMENTS, HIGHWAYS, STREETS, ROADS, RAILROADS, RIVERS, CREEKS OR OTHER WATERWAYS, FENCES, EASEMENTS AND RIGHTS OF WAY ON OR CONTIGUOUS TO THE PROPERTY WITH ALL EASEMENTS AND RIGHTS OF WAY REFERENCED TO THEIR RECORDING INFORMATION; (C) THERE ARE NO DISCREPANCIES OR CONFLICTS IN BOUNDARIES OR VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN ON THE SURVEY; (D) THE SURVEY SETS FORTH THE DIMENSIONS AND TOTAL AREA OF THE PROPERTY.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR A ONE TIME CLOSING WITH GF NUMBER AND TITLE COMPANY AS SHOWN HEREON AND THE UNDERSIGNED SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN THAT FOR WHICH SAID SURVEY WAS ORIGINALLY PREPARED. SURVEY VALID ONLY WITH ORIGINAL SIGNATURE SIGNED IN RED INK.



SCALE  
1"=40'

DATE  
4-09-2018

FILE NUMBER  
18-143

SHEET NUMBER  
1

OF 1 SHEETS

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REVISIONS