

LEGEND	
CM CONTROLLING MONUMENT	CONCRETE
1/2" IRON ROD FOUND	WOOD
1/2" IRON ROD SET (BY-LINE)	COVERED CARPORT, PORCH, DECK, ETC
POINT FOR CORNER	OHT - OVERHEAD TELEPHONE
1/2" IRON PIPE FOUND	OHP - OVERHEAD ELECTRIC
POWER POLE	PIPE FENCE
A/C AIR CONDITIONING	METAL FENCE
WATER METER	WOOD FENCE
CONCRETE R.O.W. MON	BARBED WIRE FENCE
60D NAIL FOUND	CHAINLINK FENCE
"X" FOUND IN CONCRETE	ANTENNA
UNDERGROUND ELECTRIC	GUY WIRE
FH FIRE HYDRANT	ELECTRIC PEDESTAL
GAS METER	TELEPHONE PEDESTAL
WATER VALVE	CLEANOUT
	SEPTIC LID
	ASPHALT PAVING
	GRAVEL/ROCK
	ROAD OR DRIVE



LEGAL DESCRIPTION

Being an 11.00 acre tract or parcel of land situated in the T. Toby Survey, Abstract No. 1065, Hunt County, Texas, and being part of that certain called 155.08 acre tract of land, described as Tract One, conveyed from Mary Murphy White to Phillip Aaron, et al, by Warranty Deed, as recorded in File No. 2013-006, Official Public Records, Hunt County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set capped (By-Line) in the West line of said 155.08 acre tract, in the East line of the remainder of a called 210.818 acre tract of land conveyed to GI Solar City Westech Land, LP, by deed as recorded in File No. 2011-2962, Official Public Records, Hunt County, Texas, and in County Road 4200, from which the calculated most Westerly Northwest corner of said 155.08 acre tract bears North 00 degrees 03 minutes 45 seconds West, a distance of 589.60 feet;

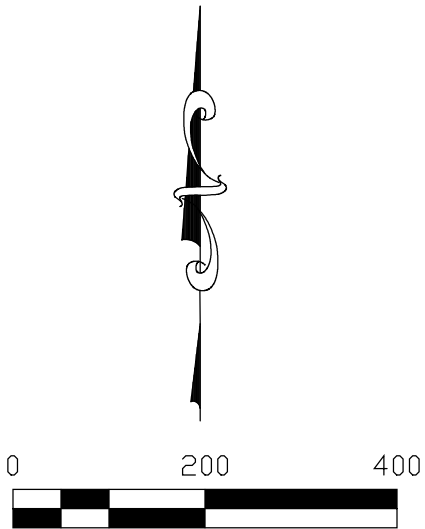
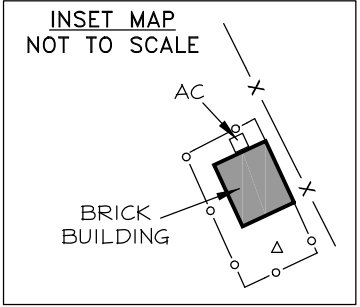
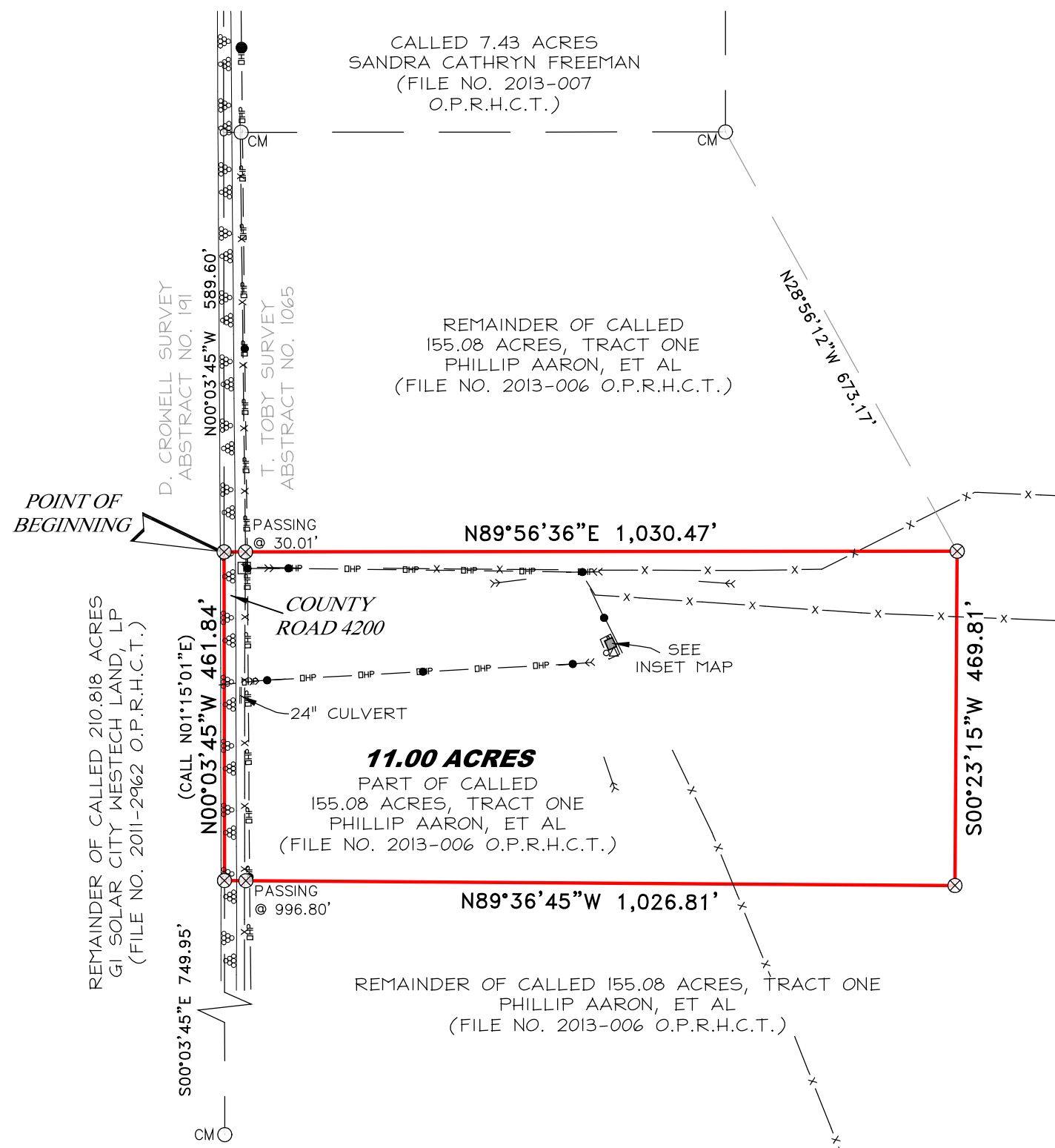
THENCE over and across said 155.08 acre tract, the following courses and distances: North 89 degrees 56 minutes 36 seconds East, passing at 30.01 feet a 1/2" iron rod set capped (By-Line) for reference, continuing for a total distance of 1,030.47 feet to a 1/2" iron rod set capped (By-Line) for corner, from which a 1/2" iron rod found at an ell corner of said 155.08 acre tract bears North 28 degrees 56 minutes 12 seconds West, a distance of 673.17 feet;

South 00 degrees 23 minutes 15 seconds West, a distance of 469.81 feet to a 1/2" iron rod set capped (By-Line) for corner; North 89 degrees 36 minutes 45 seconds West, passing at 996.80 feet a 1/2" iron rod set capped (By-Line) for reference, continuing for a total distance of 1,026.81 feet to a 1/2" iron rod set capped (By-Line) for corner in the West line of said 155.08 acre tract, in the East line of said 210.818 acre tract, and in County Road 4200, from which a 1/2" iron rod found at an angle point in the most Westerly West line of said 155.08 acre tract bears South 00 degrees 03 minutes 45 seconds East, a distance of 749.95 feet;

THENCE North 00 degrees 03 minutes 45 seconds West, with the West line of said 155.08 acre tract, with the East line of said 210.818 acre tract, and generally along County Road 4200, a distance of 461.84 feet to the POINT OF BEGINNING and CONTAINING 11.00 acres of land.

I, Tina Ballard RPLS No. 6746, do hereby certify that the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

BY: Tina Ballard
 TINA BALLARD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 6746



SURVEYOR'S NOTES:

- 1) BEARINGS ARE BASED ON NAD 83(2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
- 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
- 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
- 4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
- 5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
- 6) THIS SUBDIVISION MAY NOT COMPLY WITH THE HUNT COUNTY SUBDIVISION REGULATIONS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER TO DETERMINE THIS. CONSULT WITH YOUR COUNTY COMMISSIONER FOR MORE INFORMATION AND REGULATIONS. BY-LINE SURVEYING, LLC SHALL BEAR NO LIABILITY FOR PROPERTY SUBDIVIDED THAT IS NOT IN ACCORDANCE WITH THE HUNT COUNTY SUBDIVISION REGULATIONS.
- 7) FIELD WORK WAS COMPLETED 03/28/2023.
- 8) ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE IN LOCATION.

TRACT 4 COUNTY ROAD 4200 GREENVILLE, TEXAS	
DATE:	04/25/2023
SCALE:	1" = 200'
JOB NO.:	2023-301
CLIENT:	GO BIG LAND, LLC
TECHNICIAN:	AMN



BY-LINE SURVEYING LLC
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