



1840 N. County Road 4309

Being a tract of land situated in the Benjamin F. Barr Survey, Abstract No. 46, in the Matthew Wood Survey, Abstract No. 1147 and in the William Rice Survey, Abstract No. 1262, Hunt County, Texas, same being a portion of that tract of land conveyed to Aaron Richard McAdow and Heather B. McAdow, husband and wife, by deed recorded in Document No. 2020-19273, Official Public Records, Hunt County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner being along the East line of County Road 4309 (public right-of-way), same being along the West line of that tract of land conveyed to Aaron's Ranch Inc., by deed recorded in Document No. 2017-873, Official Public Records, Hunt County, Texas, and being the Northeast corner of that tract of land conveyed to Abbie Gail Little, by deed recorded in Document No. 2016-7328, Official Public Records, Hunt County, Texas, also being the Southeast corner of the remainder of McAdow tract;

THENCE North 00 degrees 28 minutes 54 seconds West, along said East line of County Road 4309, a distance of 275.00 feet to the point of BEGINNING for corner, said corner being a Northeast corner of said remainder tract;

THENCE South 65 degrees 21 minutes 48 seconds West, a distance of 594.75 feet to a point for corner;

THENCE South 89 degrees 38 minutes 13 seconds West, a distance of 38.49 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

THENCE North 01 degree 06 minutes 36 seconds West, a distance of 486.29 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being a Northeast corner of said remainder tract, and lying along the South line of that tract of land conveyed to Hulda Hernandez, by deed recorded in Document No. 2013-1242, Official Public Records, Hunt County, Texas;

THENCE North 89 degrees 35 minutes 31 seconds East, along said South line of the Hernandez tract, a distance of 586.50 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Hernandez tract, same being along said West line of the Aaron's Ranch tract, and being along the aforementioned East line of County Road 4309;

THENCE South 00 degrees 28 minutes 54 seconds East, along said East line of County Road 4309, a distance of 242.21 feet to the POINT OF BEGINNING and containing 217,684 square feet or 5.00 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to Skyridge Lending LLC ISAOA/ATIMA and Bradley Allen Halbert, in connection with the transaction described in G.F. 2702399-F1257 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; 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. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 5th day of November, 2021

Bryan Connally

Bryan Connally
Registered Professional Land Surveyor No. 5513



LINE	BEARING	DISTANCE
L1	N 00°28'54" W	275.00'
L2	S 65°21'48" W	594.75'
L3	S 89°38'13" W	38.49'
L4	N 01°06'36" W	486.29'
L5	N 89°35'31" E	586.50'
L6	S 00°28'54" E	242.21'

NOTE: According to the F.I.R.M. in Map No. 48231C0275G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____

NOTES:
1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH CENTRAL ZONE 4202.

2) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOLUME 737, PAGE 727, COUNTY CLERK'S FILE NO. 2020-22517

3) THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL GOVERNMENT CODE SECTION 232 AND MAY BE SUBJECT TO PLATTING REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO CONTACT THE LOCAL GOVERNING BODY TO DETERMINE THE SPECIFIC REQUIREMENTS FOR THIS PROPERTY. CBG SURVEYING CLAIMS NO RESPONSIBILITIES OR LIABILITIES IN THE DETERMINATION OF THIS REQUIREMENT.

REVISIONS		
DATE	BY	NOTES
12/07/2021	MARIA	BOUNDARY
12/27/2021	MARIA	ADDED TITLE

LEGEND

CM	CONTROLLING MONUMENT	PE	POOL EQUIPMENT	ASPHALT PAVING
○	1/2" IRON ROD FOUND	■	COLUMN	CHAIN LINK FENCE
⊗	1/2" IRON ROD SET	AC	AIR CONDITIONING	WOOD FENCE
○	1" IRON PIPE FOUND	●	FIRE HYDRANT	0.5' WIDE TYPICAL BARBED WIRE
□	FENCE POST CORNER	■		IRON FENCE
☒	"X" FOUND / SET	■		PIPE FENCE
○	5/8" ROD FOUND	— OES — OES —	COVERED PORCH,DECK OR CARPORT	OVERHEAD ELECTRIC SERVICE
▲	UNDERGROUND ELECTRIC	— OHP — OHP —		OVERHEAD POWER LINE
△	OVERHEAD ELECTRIC	■	POINT FOR CORNER	CONCRETE PAVING
●	POWER POLE	■		DOUBLE SIDED WOOD FENCE
GRAVEL/ROCK ROAD OR DRIVE				

SCALE **DA**

1"=200' 10/16,



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BENJAMIN F. BARR SURVEY, ABSTRACT NO. 46, MATTHEW WOOD SURVEY, ABSTRACT NO. 1147, AND WILLIAM RICE SURVEY, ABSTRACT NO. 1262

HUNT COUNTY, TEXAS

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