

J.A. DENSON SURVEY
ABSTRACT NO. 270

MAGELLAN PIPELINE COMPANY
TO
DELEK MARKETING BIG SANDY, LLC
DOC. NO.
2014-11998
O.P.R.H.C.T.

JAMES A. DAMON, ET AL
TO
JUAN FERNANDO LOPEZ
GALLEGOS, ET UX
DOC. NO. 2019-02787
R.H.C.T.

HOSS PROPERTIES
TO
TIME EQUIPMENT SALES, INC.
DOC. NO. 2019-07506
R.H.C.T.

REMAINDER OF
BOBBY W. STOVALL
TO
TIME EQUIPMENT SALES, INC.
VOL. 726, PG. 238
O.P.R.H.C.T.

GEORGE J. NABHOLTZ, ET UX
TO
GEORGE J. NABHOLTZ, JR.
VOL. 744, PG. 432
D.R.H.C.T.

DESCRIPTION

All that certain lot, tract or parcel of land situated in the J. A. Denson Survey, Abstract No. 270, Hunt County, Texas, being all of that certain tract of land described in the deed from Michael L. Peoples, Sr., to R. A. Investments, LC, as recorded in Volume 1283, Page 516 of the Official Public Records of Hunt County, Texas (hereinafter called Subject Tract), and being more particularly described by metes and bounds as follows:

BERGINNING at a 1/2" iron pipe found for a corner lying in the South line of that certain tract of land described in the deed from Magellan Pipeline Company to Delek Marketing Big Sandy, LLC, as recorded in Document Number 2014-11998 of the OPR Records of Hunt County, Texas, the Northwest corner of the said Subject Tract and the Northeast corner of Lot 1 of Liberty Acres West, as recorded in Volume 400, Page 1402 of the Plat Records of Hunt County, Texas;

THENCE N. 89 deg. 46 min. 40 sec. E. a distance of 1171.38 feet along the North line of the said Subject Tract, the South line of the said Sandy tract and generally along a fence to a 1/2" iron rod with a yellow cap found for a corner lying in the West line of that certain tract of land described in the deed from James A. Damon, et al, to Juan Fernando Lopez Gallegos, et ux, as recorded in Document Number 2019-02787 of the Records of Hunt County, Texas, the Northeast corner of the said Subject Tract and the Southeast corner of the said Sandy tract;

THENCE S. 00 deg. 22 min. 57 sec. W. a distance of 145.34 feet along the East line of the said Subject Tract, the West line of the said Gallegos tract and generally along a fence to a 1/2" iron rod found for a corner, the Southwest corner of the said Gallegos tract and the Northeast corner of that certain tract of land described in the deed from Hoss Properties to Time Equipment Sales, Inc., as recorded in Document Number 2019-07506 of the Records of Hunt County, Texas;

THENCE S. 00 deg. 03 min. 43 sec. W. at a distance of 591.13 feet passing a 1/2" iron rod found for the Southwest corner of the said Sales tract and continuing in all a distance of 1871.70 feet along the East line of the said Subject Tract, the West line of the said Sales tract, the West line of that certain tract of land described in the deed from Bobby Stovall to Time Equipment Sales, Inc., as recorded in Document Volume 726, Page 238 of the Official Public Records of Hunt County, Texas, and the West line of that certain tract of land described in the deed from George J. Nabholz, et ux, to George J. Nabholz, Jr., as recorded in Volume 744, Page 432 of the Deed Records of Hunt County, Texas, to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC" set for a corner lying in the North right-of-way line of Interstate Highway No. 30, the Southeast corner of the said Subject Tract and lying in the circular curve to the left;

THENCE in a Southwesterly direction along the arc of the said circular curve a distance of 1346.66 feet, with a radius of 11272.16, a central angle of 06 deg. 50 min. 42 sec., a chord bearing of S. 44 deg. 33 min. 32 sec. W. and a chord distance of 1345.86 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC" set for a corner at the end of the said circular curve;

THENCE S. 56 deg. 57 min. 44 sec. W. a distance of 245.58 feet along the North right-of-way line of the said Interstate Highway No. 30 and the South line of the said Subject Tract to a 1/2" iron rod found for a corner for a corner at an angle point;

THENCE N. 89 deg. 52 min. 32 sec. W. a distance of 33.66 feet along the North right-of-way line of the said Interstate Highway No. 30 and the South line of the said Subject Tract to a 1/2" iron rod found for a corner, the Southwest corner of the said Subject Tract and the Southeast corner of Lot 16 of the said Liberty Acres West;

THENCE N. 00 deg. 17 min. 08 sec. E. a distance of 3105.32 feet along the West line of the said Subject Tract and the East line of the said Liberty Acres West to the POINT OF BEGINNING and containing 70.76 acres of land.

LIBERTY ACRES WEST
VOL. 400, PG. 1402
P.R.H.C.T.

70.76 ACRES

MICHAEL L. PEOPLES, SR.
TO
R.A. INVESTMENTS, L.C.
VOL. 1283, PG. 516
O.P.R.H.C.T.

INTERSTATE HIGHWAY NO. 30
(SERVICE ROAD)

NOTES

- 1) BEARING SOURCE: TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83
- 2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."
- 3) SURVEYOR RELIED SOLELY ON THE TITLE COMMITMENT ISSUED BY FIRST NATIONAL TITLE COMPANY, G.F. NO. 21-591517-MM, EFFECTIVE DATE MAY 14, 2021, FOR ALL EASEMENTS OF RECORD.
- 4) "C.M." = CONTROL MONUMENT
- 5) FIELD WORK COMPLETED ON JULY 12, 2021
- 6) THIS TRACT IS SUBJECT TO INGRESS & EGRESS PROVISIONS RESERVED IN THE EASEMENT TO EXPLORER PIPELINE COMPANY RECORDED IN VOL. 729, PG. 542 D.R.H.C.T., THE PIPELINE ITSELF DOES NOT LIE UPON THE TRACT HEREIN DESCRIBED
- 7) THE FOLLOWING EASEMENTS DO NOT LIE ON THIS TRACT (I) VOL. 444, PG. 367 R.P.R.H.C.T. (II) VOL. 506, PG. 621 R.P.R.H.C.T.

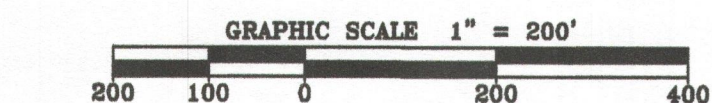
I, Mike Gardner, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat, the improvements are within the boundaries of the property, set back from the property lines the distances indicated and there are NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat hereon.

Mike Gardner, R.P.L.S. No. 5760

STOVALL & ASSOCIATES AN MTG COMPANY SURVEYORS
FIRM LICENSE NO. 10194513

LEGEND		SCALE: 1" = 200' DATE: JULY 12, 2021	
● GAS METER	○ I.R.F.	— BRICK WALL	— BOUNDARY LINE
▼ ELEC	● I.R.S.	— CONCRETE	— ASPHALT
— ELECTRIC METER IRON ROD SET	— ELEC. SERVICE	— CROSS TIE WALL	— ROCK WALL

6417 WESLEY ST. ● GREENVILLE, TEXAS 75402 ● PHONE (903) 450-1120 ● FAX (903) 832-4700 ● survey@stovallassociates.com



Course	Bearing	Distance
L 1	S 00°22'57" W	145.34'
L 2	S 56°57'44" W	245.58'
L 3	N 89°52'32" W	33.66'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	11272.16'	1346.66'	6°50'42"	1345.86'	S 44°33'32" W