

LEGAL DESCRIPTION

Being a portion of the Walter Helm Resubdivision, a Replot of Walter Helm Subdivision No. 1, an Addition to the City of Greenville, Hunt County, Texas, according to the Plat thereof recorded in Volume 400, Page 1075, Plat Records, Hunt County, Texas (P.R.H.C.T.) and being the same land described in deed to Kristhon, Inc., recorded in Instrument No. 2017-2241, Deed Records, Hunt County, Texas (D.R.H.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch yellow capped iron rod set for corner in the Northwest corner of U.S. Highway No. 30, at the Southwest corner of a tract of land described in deed to Watergate Apartments, LLC., a Texas limited liability company, recorded in Instrument No. 2019-04871 (D.R.H.C.T.) and at the Southeast corner of said Kristhon, Inc. tract, said point being in a curve to the left, having a central angle of 06 degrees 26 minutes 14 seconds, a radius of 2135.08 feet and a chord bearing and distance of South 46 degrees 57 minutes 55 seconds West, 239.75 feet;

THENCE in a Westerly direction, along said curve to the left, an arc distance of 239.87 feet to an "X" set for corner in the said Northwest line of U.S. Highway No. 30 and in the most Southerly North line of a tract of land described in deed to Big Diamond, Inc., a Texas corporation, recorded in Volume 1507, Page 105 (D.R.H.C.T.);

THENCE North 89 degrees 47 minutes 30 seconds West, a distance of 37.09 feet to an "X" set for corner in the said North line of Big Diamond tract, at the Southeast corner of a tract of land described in deed to SNB Group, LLC., a Texas limited liability company, recorded in Instrument No. 2014-9390 (D.R.H.C.T.);

THENCE North 08 degrees 17 minutes 32 seconds West, a distance of 233.64 feet to an "X" set at the Northeast corner of said SNB Group tract;

THENCE South 84 degrees 43 minutes 25 seconds West, a distance of 159.43 feet to a 3/8 inch iron rod found for corner in the West line of said Big Diamond tract, at the Northwest corner of said SNB Group tract;

THENCE North 08 degrees 17 minutes 28 seconds West, a distance of 55.00 feet to a point for corner at the Northeast corner of said Big Diamond tract, at the most Southerly Southeast corner of said Turner Green Resources, LLC., a Texas limited liability company, recorded in Instrument No. 2017-10843 (D.R.H.C.T.);

THENCE North 08 degrees 38 minutes 12 seconds West, a distance of 108.26 feet to a "X" set for corner at an "ell" corner of said Turner Green Resources tract;

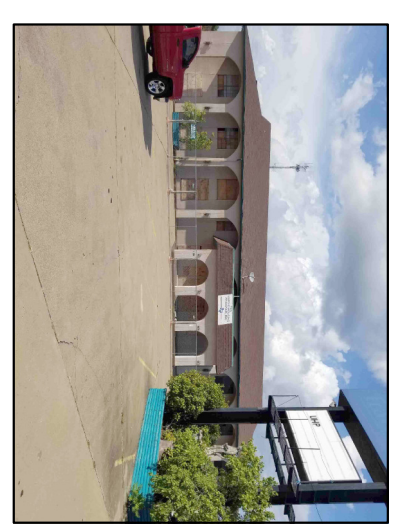
THENCE North 81 degrees 01 minutes 55 seconds East, a distance of 172.04 feet to a "X" set at an inner "ell" corner of said Turner Green Resources tract;

THENCE North 00 degrees 10 minutes 57 seconds West, a distance of 103.71 feet to an "X" set in the East line of said Turner Green Resources tract, at the Southwest corner of a tract of land described in deed to Jimmy Don Cummings and wife, Delores F. Cummings, recorded in Volume 806, Page 124 (D.R.H.C.T.);

THENCE North 77 degrees 55 minutes 46 seconds East, a distance of 224.86 feet to an "X" set for corner in the South line of said Cummings tract, at the Northwest corner of said Watergate Apartments tract;

THENCE South 03 degrees 46 minutes 33 seconds East, a distance of 323.10 feet to an "X" set for corner in the West line of said Watergate Apartments tract;

THENCE South 14 degrees 38 minutes 29 seconds East, a distance of 72.00 feet to the PLACE OF BEGINNING and containing 133,859 square feet or 3.07 acres of land.



PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS:
 Volume 301, Page 202
 Volume 320, Page 207
 Volume 329, Page 371
 Volume 531, Page 223 (SHOWN ON SURVEY)
 Volume 920, Page 631 (DOES NOT EFFECT)
 Volume 920, Page 854 (SHOWN ON SURVEY)
 Volume 202, Page 847 (SHOWN ON SURVEY)
 Volume 1219, Page 217 (SHOWN ON SURVEY)

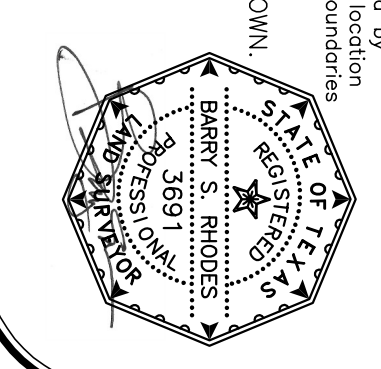
THE ABOVE DESCRIBED PROPERTY DOES LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48231003806 TEXAS STATE PLANE COORDINATE SYSTEM.

TRINITY
 Abstract &
 Title Company

BURNS
 SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1216 U.S. HIGHWAY NO. 30 in the city of GREENVILLE, Texas.
 The plot hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.
 THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 50'
 Date: 09/23/2019
 G. F. No.: 019-36924
 Job no.: 201907012
 Drawn by: CMR



THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR TRINITY ABSTRACT & TITLE. TRINITY ABSTRACT & TITLE - ISALACH REALTY INVESTMENTS, LLC. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

7509 PENNBRIDGE CIRCLE
 ROWLETT, TEXAS 75088
 PHONE 214-326-1090