

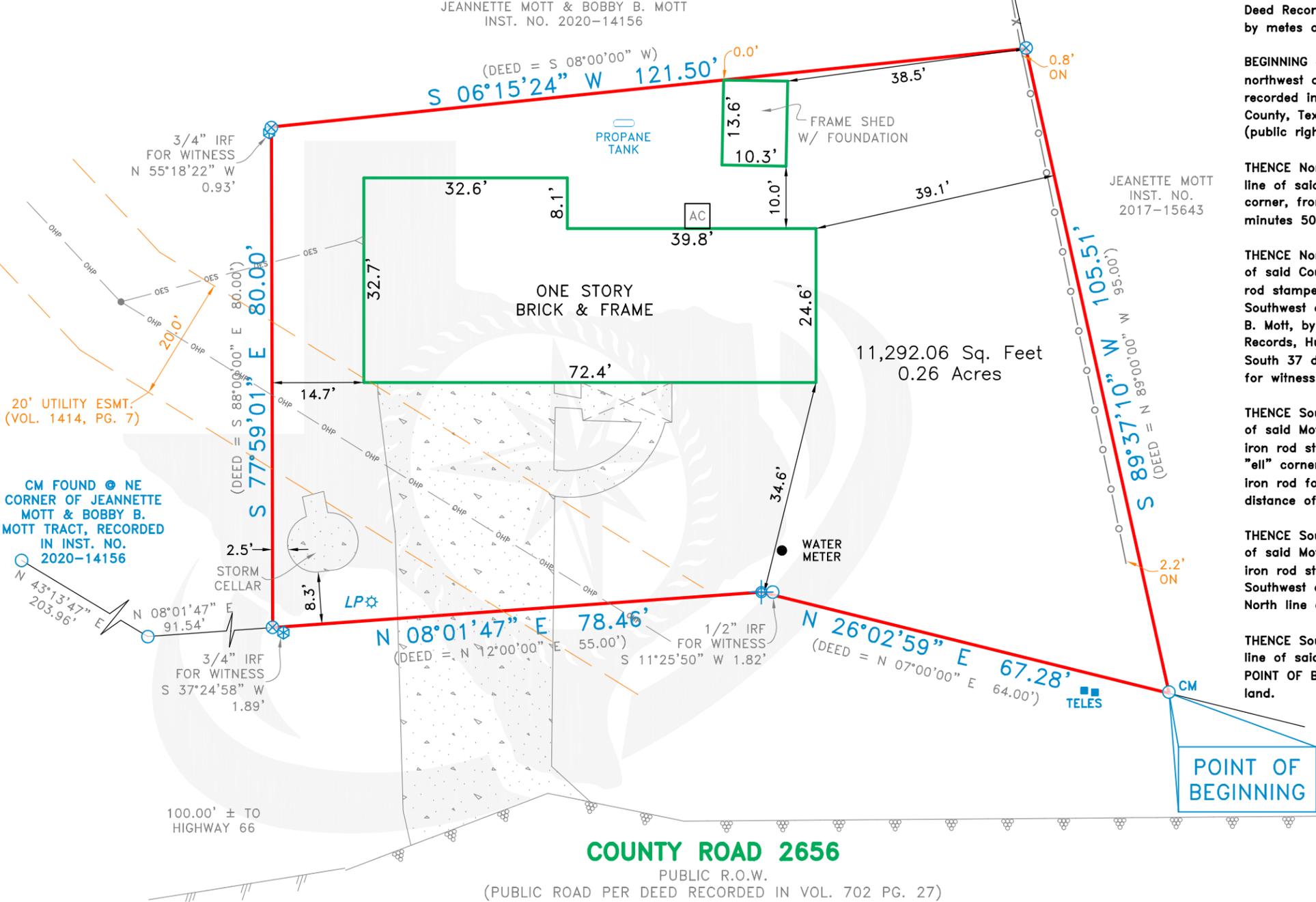


LEGEND

- | | |
|----------------------------------|-------------------------|
| ○ 1/2" ROD FOUND | □ FENCE POST FOR CORNER |
| ⊗ 1/2" ROD FOUND STAMPED "CBG" | CM CONTROLLING MONUMENT |
| ○ 1" PIPE FOUND | AC AIR CONDITIONER |
| ⊗ "X" FOUND/SET | PE POOL EQUIPMENT |
| ⊕ POINT FOR CORNER | ● POWER POLE |
| ⊗ 3/4" ROD FOUND | △ OVERHEAD ELECTRIC |
| T TRANSFORMER PAD | — — IRON FENCE |
| ■ COLUMN | —X— BARBED WIRE |
| ▲ UNDERGROUND ELECTRIC | — — EDGE OF ASPHALT |
| —OHP— OVERHEAD ELECTRIC POWER | — — EDGE OF GRAVEL |
| —OES— OVERHEAD ELECTRIC SERVICE | — — CHAIN LINK |
| — — WOOD FENCE 0.5' WIDE TYPICAL | — — WOOD FENCE |
| — — DOUBLE SIDED WOOD FENCE | — — COVERED AREA |
| | — — BRICK |

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOLUME 421, PAGE 69, VOLUME 421, PAGE 71, VOLUME 426, PAGE 522, VOLUME 1414, PAGE 7



CM FOUND @ NE CORNER OF JEANNETTE MOTT & BOBBY B. MOTT TRACT, RECORDED IN INST. NO. 2020-14156

6515 State Highway 66

BEING all that certain lot, tract or parcel of land, situated in Hunt County, Texas, same being situated in the Joseph Prewitt Survey, Abstract No. 851, Hunt County, Texas, and being that tract of land conveyed to Jerry L. Joslin and wife Linda Joslin, by deed recorded in Volume 702, Page 27, Deed Records of Hunt County, Texas, and being more particularly described by metes and bounds as follow:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the northwest corner of that tract of land conveyed to Jeanette Mott, by deed recorded in Instrument No. 2017-15643, Official Public Records, Hunt County, Texas, and being along the Southeast line of County Road 2656 (public right-of-way);

THENCE North 26 degrees 02 minutes 59 seconds East, along the Southeast line of said County Road 2656, a distance of 67.28 feet to a point for corner, from which a 1/2 inch iron rod found bears South 11 degrees 25 minutes 50 seconds West, at a distance of 1.82 feet for witness;

THENCE North 08 degrees 01 minute 47 seconds East, along the East line of said County Road 2656, a distance of 78.46 feet to a 1/2 inch iron rod stamped "CBG Surveying" found for corner, said corner being the Southwest corner of that tract of land conveyed to Jeannette Mott & Bobby B. Mott, by deed recorded in Instrument No. 2020-14156, Official Public Records, Hunt County, Texas, from which a 3/4 inch iron rod found bears South 37 degrees 24 minutes 58 seconds West, at a distance of 1.89 feet for witness;

THENCE South 77 degrees 59 minutes 01 second East, along the South line of said Mott tract (2020-14156), a distance of 80.00 feet to a 1/2 inch iron rod stamped "CBG Surveying" found for corner, said corner being an "ell" corner of said Mott tract (2020-14156), from which a 3/4 inch iron rod found bears North 55 degrees 18 minutes 22 seconds West, at a distance of 0.93 feet for witness;

THENCE South 06 degrees 15 minutes 24 seconds West, along the West line of said Mott tract (2020-14156), a distance of 121.50 feet to a 1/2 inch iron rod stamped "CBG Surveying" found for corner, said corner being the Southwest corner of said Mott tract (2020-14156), and being along the North line of said Mott tract (2017-15643);

THENCE South 89 degrees 37 minutes 10 seconds West, along the North line of said Mott tract (2017-15643), a distance of 105.51 feet to the POINT OF BEGINNING and containing 11,292.06 square feet or 0.26 acres of land.

NOTES:
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48231C0350G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

This survey is made in conjunction with the information provided by National Title Group Lathram Pou and Associates. 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. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. 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, there are no visible and apparent encroachments or protrusions on the ground.

Date: _____ Accepted by: _____
Purchaser _____
Purchaser _____

Drawn By: RYR
Scale: 1" = 20'
Date: 03/15/2024
GF NO.: 252400022
Job No.: 2403674

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