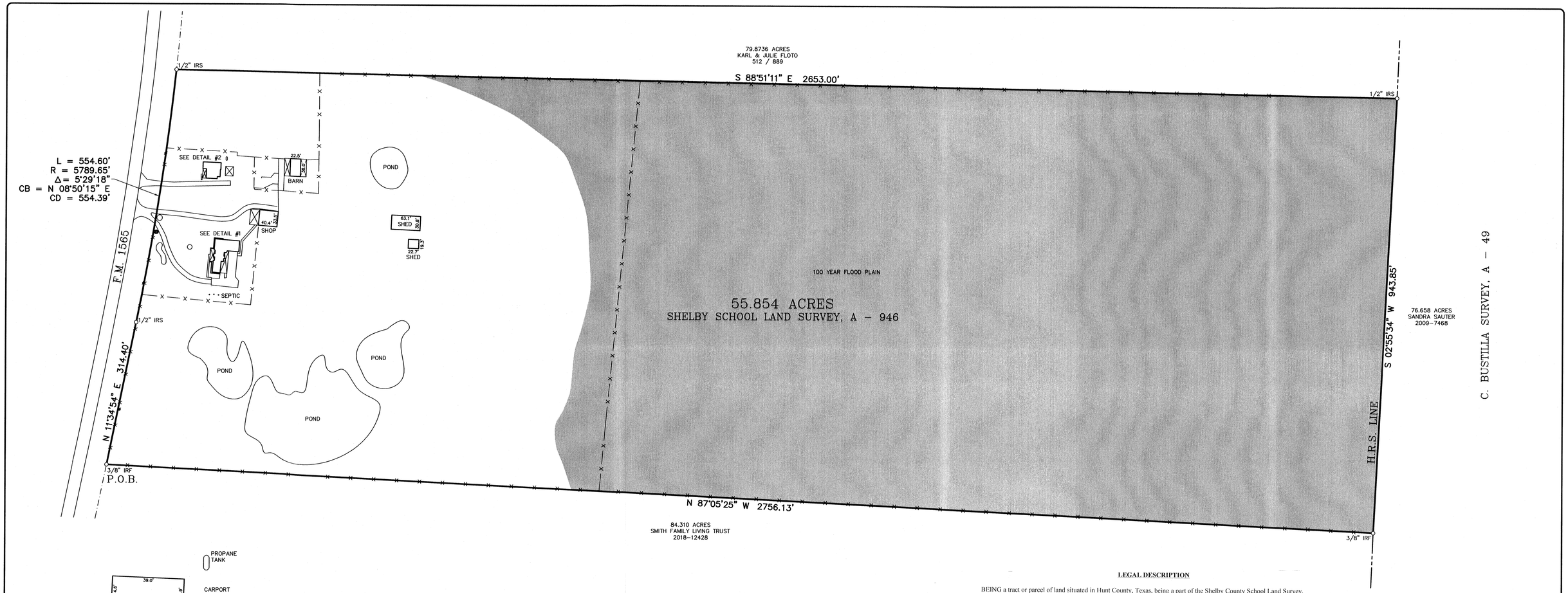
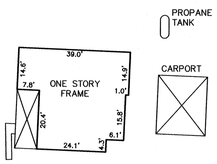
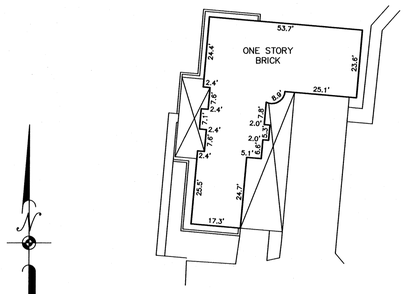




HOUSE DETAIL #2



HOUSE DETAIL #1

SCALE: 1" = 100'

LEGEND

POWER POLE	WATER VALVE	MAILBOX	UNDERGROUND CABLE MARKER	WOOD FENCE
WATER METER	FIRE HYDRANT	CLEAN OUT		BARBED WIRE FENCE
GAS METER	ELECTRIC METER	TELEPHONE PEDESTAL		CHAINLINK FENCE

LEGAL DESCRIPTION

BEING a tract or parcel of land situated in Hunt County, Texas, being a part of the Shelby County School Land Survey, Abstract No. 946, also being all of a called 54.7 acre tract of land as described in a Warranty Deed with Vendor's Lien from H. Rex Simmons and wife, Karen Simmons to Naomi N. Taylor as recorded in Volume 661 at Page 245 of the Deed Records of Hunt County, Texas and being further described as follows:

BEGINNING at a 3/8 inch iron rod found for a corner at the southwest corner of said 54.7 acre tract on the east Right-of-Way of Farm-to-Market Road No. 1565, said Point of Beginning being at the existing northwest corner of a 84.310 acre tract as conveyed to Smith Family Living Trust as recorded in/under Document No. 2018-12428 of the Official Public Records of Hunt County, Texas;
THENCE N 11°34'54" E along a fence, the west line of said 54.7 acre tract and the east Right-of-Way of Farm-to-Market Road No. 1565, a distance of 314.40 feet to a 1/2 inch iron rod set for a corner, said corner being in the beginning of a curve to the left, having a central angle of 05°29'18", a radius of 5789.65 feet with a chord bearing of N 08°50'15" E and a chord distance of 554.39 feet;
THENCE in the Northwesterly direction, along said curve to the left, the west line of said 54.7 acre tract and the east Right-of-Way of Farm-to-Market Road No. 1565, an arc length of 554.60 feet to a 1/2 inch iron rod set for a corner at the northwest corner of said 54.7 acre tract, said corner being at the existing southwest corner of a 79.8736 acre tract as conveyed to Karl and Julie Floto as recorded in Volume 512 at Page 889 of the Real Property Records of Hunt County, Texas;
THENCE S 88°51'11" E along a fence, the north line of said 54.7 acre tract and the south line of said 79.8736 acre tract, a distance of 2653.00 feet to a 1/2 inch iron rod set for a corner at the northeast corner of said 54.7 acre tract;
THENCE S 02°55'34" W along the east line of said 54.7 acre tract, a distance of 943.85 feet to a 3/8 inch iron rod found for a corner at the southeast corner of said 54.7 acre tract;
THENCE N 87°05'25" W along a fence, the south line of said 54.7 acre tract and the north line of said 84.310 acre tract, a distance of 2756.13 feet returning to the Point of Beginning and containing 55.854 acres of land.

SURVEYOR'S CERTIFICATE

I, Frank R. Owens, Registered Professional Land Surveyor, State of Texas, hereby certify that the plat hereon is a true and correct representation of the property as determined by survey upon the ground, the lines and dimensions of said property being indicated by the plat, the visible improvements are within the boundaries of the property set back from the property lines the distances indicated and there are NO VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat.

Frank R. Owens
R.P.L.S. No. 5387

STATE OF TEXAS
REGISTERED
FRANK R. OWENS
5387
PROFESSIONAL
LAND SURVEYOR

Date: January 18, 2019
Scale: 1" = 100'

NOTES:

1. Bearings are based on WGS84.
2. Survey was performed without benefit of title commitment.
3. According to the Flood Insurance Rate Map No. 48231C0500G dated January 6, 2012, published by The Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area **EXCEPT AS SHOWN**. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Owens Land Surveying
www.owenslandsurveying.com (903) 450-9837 / (903) 450-9875
FIRM REG. CERT. #10022400
P.O. BOX 1115
GREENVILLE, TX 75403

DATE: JAN. 18, 2018 | SCALE: 1" = 100'
DRAWN BY: B. EBERT | JOB NO.: 2018479B