

TRACT 15
ROOSEVELT ESTATES

DAVID GRAVES, ET AL
TO
RODGER PLAIN
DOC. NO. 2018-06804
R.H.C.T.

REMAINDER OF
RODGER PLAIN, ET AL
TO
ROOSEVELT ESTATES, LLC
DOC. NO. 2018-13377
R.H.C.T.

1/2" IRF W/CAP
STAMPED
"STOVALL & ASSOC"

S 89°59'45" E 1,283.00'

44.91 ACRES

PART OF
RODGER PLAIN, ET AL
TO
ROOSEVELT ESTATES, LLC
DOC. NO. 2018-13377
R.H.C.T.

N 89°55'15" W 2,291.24'

REMAINDER OF
RODGER PLAIN, ET AL
TO
ROOSEVELT ESTATES, LLC
DOC. NO. 2018-13377
R.H.C.T.

1/2" IRS

N 02°35'39" W 1,015.19'

1/2" IRF AT
FENCE CORNER
POST

S 01°29'08" W 1,481.19'

KENNETH L. WRIGHT, ET AL
TO
KENDAL LEE WRIGHT, ET AL
DOC. NO. 2013-15434
OPR R.H.C.T.

BEGINNING
3/8" IRF AT
FENCE CORNER
POST

TRACT 2
LESLIE CLAY SANDLIN
TO
BRIAN SIENKIEWCZ
DOC. NO. 2013-15723
OPR R.H.C.T.

1/2" IRF AT
FENCE
INTERSECTION

DESCRIPTION

All that certain lot, tract or parcel of land situated in the Lewis Corzine Survey, Abstract No. 162, Hunt County, Texas, and being part of that tract of land described in a Deed from Rodger Plain, et al, to Roosevelt Estates, LLC, as recorded in Document No. 2018-13377 of the Records of Hunt County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at a fence corner post at the most Southeast corner of the above cited Subject Tract, said point also being an interior corner of that tract of land described in a Deed from Kenneth L. Wright, et al, to Kendal Lee Wright, et al, as recorded in Document No. 2013-15434 of the OPR Records of Hunt County, Texas;

THENCE N. 78 deg. 35 min. 52 sec. W. with a South line of said Subject Tract and the most Westerly North line of said Wright tract a distance of 479.99 feet to a 1/2" iron rod found for corner at a fence intersection at the most Westerly Northwest corner of said Wright tract, said point also being the Northeast corner of that tract of land described as Tract 2 in a Deed from Leslie Clay Sandlin to Brian Sienkiewicz as recorded in Document No. 2013-15723 of the OPR Records of Hunt County, Texas;

THENCE N. 89 deg. 02 min. 00 sec. W. with a South line of said Subject Tract and the North line of said Sienkiewicz tract a distance of 283.76 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner;

THENCE N. 02 deg. 35 min. 39 sec. W. a distance of 1015.19 feet to a 1/2" iron rod set for corner;

THENCE N. 89 deg. 55 min. 15 sec. W., passing a 1/2" iron rod set for witness at a distance of 2244.84 feet, and continuing for a total distance of 2291.24 feet to a point for corner in the center of County Road No. 1110, said point also being in the West line of said Subject Tract;

THENCE in a Northerly direction along the center of County Road No. 1110 and with the West line of said Subject Tract the following:

N. 52 deg. 35 min. 24 sec. W. a distance of 202.03 feet;
N. 49 deg. 08 min. 54 sec. W. a distance of 97.20 feet;
N. 43 deg. 29 min. 54 sec. W. a distance of 106.07 feet;
N. 34 deg. 33 min. 54 sec. W. a distance of 77.86 feet;
N. 23 deg. 44 min. 54 sec. W. a distance of 8.60 feet to a point for corner;

THENCE S. 89 deg. 16 min. 17 sec. E., passing a 1/2" iron rod set for witness at a distance of 34.78 feet, and continuing for a total distance of 2200.37 feet to a 1/2" iron rod set for corner;

THENCE N. 01 deg. 17 min. 09 sec. E. a distance of 56.53 feet to a 1/2" iron rod with cap stamped "STOVALL & ASSOC." found for corner at an interior corner of said Subject Tract;

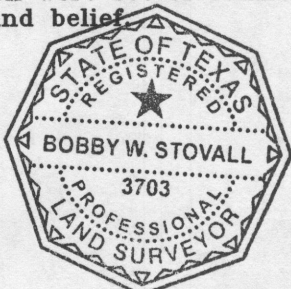
THENCE S. 89 deg. 59 min. 45 sec. E. with the most Easterly North line of said Subject Tract a distance of 1283.00 feet to a 1/2" iron rod found for corner at a fence corner post at the most Easterly Northeast corner of said Subject Tract, said point also being the most Northerly Northwest corner of said Wright tract;

THENCE S. 01 deg. 29 min. 08 sec. W. with the most Southerly East line of said Subject Tract and the most Northerly West line of said Wright tract a distance of 1481.19 feet to the POINT OF BEGINNING and containing 44.91 acres of land, and being known as Tract 15 of Roosevelt Estates.

NOTES

- 1) BEARING SOURCE: SOUTH LINE OF TRACT RECORDED IN VOL. 338, PG. 143 R.P.R.H.C.T.
- 2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."
- 3) SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT. SURVEYOR DID NOT RESEARCH FOR EASEMENTS OF RECORD OR NOT OF RECORD.
- 4) "C.M." = CONTROL MONUMENT

I, Bobby W. Stovall, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed upon the ground, the lines and dimensions of said property being indicated by plat, the corner monuments shown hereon were set or found as described, and is a true survey to the best of my knowledge and belief.



Bobby W. Stovall, R.P.L.S. No. 3703

STOVALL & ASSOCIATES

FIRM LICENSE NO. 10079000

LEGEND									
● GAS	○ I.R.F.	— X —	BRICK WALL	BOUNDARY LINE	CONCRETE	SCALE: 1" = 200' DATE: SEPT. 18, 2018 JOB NO. 150227-40 I.N.T. A.R. B.W.S.			
▼ ELEC.	● I.R.S.	— E —	ELEC. SERVICE	CROSS TIE WALL	ROCK WALL				
ELECTRIC METER IRON ROD SET					ASPHALT				