

CURVE	STATION	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1877.03	113.88	113.88	N 66°39'08" W	113.88
C2	1887.02	123.30	122.48	N 19°48'36" W	113.2311

LINE	BEARING	DISTANCE
L1	N 66°45'54" W	118.30
L2	N 66°32'42" W	1228.81

LEGAL DESCRIPTION

BEING a tract or parcel of land situated in Hunt County, Texas, being a part of the J. Moore Survey, Abstract No. 655, also being all of a tract of land as described in a Special Warranty Deed from Neal H. Parrott and wife, Betty E. Parrott to Neal Hady Parrott and Betty Rachel Parrott Trustees of the Parrott Family Living Trust as recorded in Volume 406 at Page 559 of the Real Property Records of Hunt County, Texas, being all of the tract of land as described in a Warranty Deed from Leola Parrott to Neal H. Parrott as recorded in Volume 487 at Page 231 of the Deed Records of Hunt County, Texas, also being the tract of land as described in a Warranty Deed from Earl E. Arnold and wife, Annie Arnold to N.W. Parrott and wife, Leola Parrott as recorded in Volume 390 at Page 304 of the Deed Records of Hunt County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod set for a corner on the east line of Rees Street, said Point of Beginning being at the existing northeast corner of a tract of land as conveyed to Christian Lopez as recorded in Volume 2017-1570 of the Official Public Records of Hunt County, Texas, said Point of Beginning also being in the beginning a curve to the left, having a central angle of 0°33'27", a radius of 1877.03 feet with a chord bearing of N 66°39'08" W and a chord distance of 113.86 feet, THENCE in the Northwesterly direction, along said curve to the left and the east line of Rees Street, an arc length of 113.88 feet to a concrete monument found for a corner; THENCE N 63°45'54" W along the east line of Rees Street, a distance of 118.39 feet to a 1/2 inch iron rod set for a corner, said corner being in the beginning a curve to the left, having a central angle of 14°23'11", a radius of 1887.02 feet with a chord bearing of N 19°48'36" W and a chord distance of 122.48 feet, THENCE in the Northwesterly direction, along said curve to the left and the east line of Rees Street, an arc length of 123.30 feet to a 1/2 inch iron rod set for a corner, said corner being at the existing southeast corner of a 3.790 acre tract as conveyed to David Lopez as recorded in Volume 2019-10139 of the Official Public Records of Hunt County, Texas; THENCE N 63°00'56" E along a fence and the south line of said 3.790 acre tract, a distance of 211.23 feet to a fence post for a corner; THENCE N 66°21'24" E along a fence and the east line of said 3.790 acre tract, a distance of 193.36 feet to a fence post for a corner; THENCE S 88°29'46" E a distance of 593.98 feet to a fence post for a corner; THENCE S 29°54'42" E joining and along a fence, a distance of 1074.60 feet to a fence post for a corner, said corner being at the existing northeast corner of Tract 1 as conveyed to Donald Duncan, Jr. as recorded in Volume 1191 at Page 385 of the Official Public Records of Hunt County, Texas; THENCE N 88°53'46" W along a fence and the north line of Tract 1, a distance of 472.58 feet to a capped 1/2 inch iron rod found for a corner at the northwest corner of said Tract 1, said corner being at the existing northeast corner of a 1.747 (Tract One) acre tract as conveyed to Enrique Perez as recorded in Volume 2018-03805 of the Official Public Records of Hunt County, Texas; THENCE N 88°11'45" W along a fence and the north line of said 1.747 acre tract, a distance of 449.79 feet to a capped 1/2 inch iron rod found for a corner at the northwest corner of said 1.747 acre tract; THENCE N 88°32'42" W along a fence, a distance of 228.81 feet returning to the Point of Beginning and containing 19,574 acres of land and being known as No. 1115 Rees Street.

SURVEYOR'S CERTIFICATE

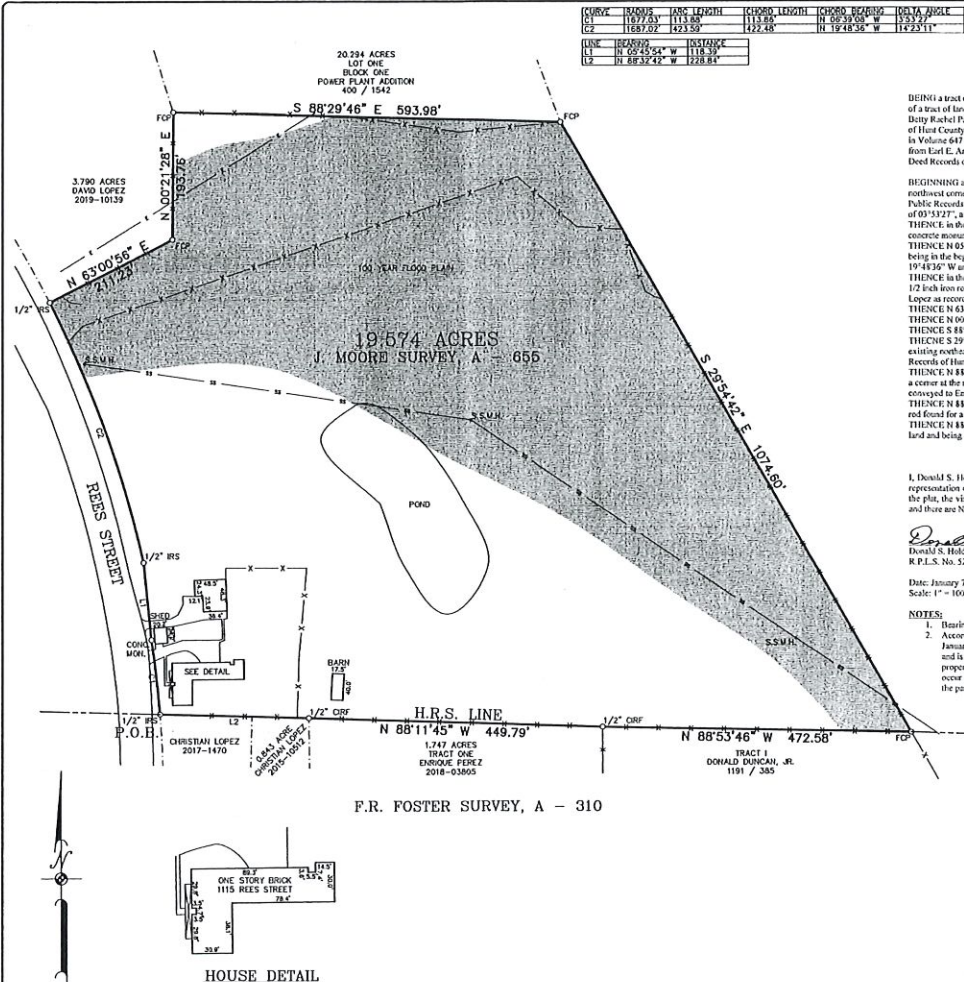
I, Donald S. Holder, Registered Professional Land Surveyor, State of Texas, hereby certify that the plat hereon is a true and correct representation of the property as determined by survey upon the ground, the lines and dimensions of said property being indicated by the plat, the visible improvements 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.

Donald S. Holder
Donald S. Holder
R.P.L.S. No. 5266

Date: January 7, 2021
Scale: 1" = 100'

NOTES:

1. Boundaries are based on WY1584.
2. According to the Flood Insurance Rate Map No. 48231C0245G and Flood Insurance Rate Map No. 48231C0265G 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.



SCALE: 1" = 100'

LEGEND

● POWER POLE	● WATER VALVE	○ WARDON	▽ UNDERGROUND CABLE WADDER
○ WATER METER	◆ FIRE HYDRANT	● ELEAN OUT	— 1 - 1 - WOOD FENCE
○ GAS METER	■ ELECTRIC METER	▲ TELEPHONE PEDESTAL	— DASHED WIRE FENCE
			— CHALKLINE FENCE

Owens Land Surveying

FIRM REG. CERT. #10022400
P.O. BOX 1025
GREENVILLE, TX 75403

www.owenslandsurveying.com (903) 450-9837 / (903) 450-9875

DATE: JAN. 7, 2021

SCALE: 1" = 100'

DRAWN BY: B. EBERT

JOB NO.: 2020-544