

LEGEND	
	WIRE FENCES
	ASPHALT PAVING
	GUY ANCHOR
	POWER POLE
	IRON PIN FOUND
	1/2" IRON PIN FOUND W/YELLOW CAP
	1/2" IRON PIN FOUND W/PINK CAP STAMPED "STOVAL & ASSOC"

CRYSTAL J. GARVIN  
ROBERT GARVIN  
STEVEN R. GARVIN  
KAREN L. GARVIN  
19.20 ACRES  
DOC.# 2019-03520  
O.P.R.H.C.T.

G & S ROBERTS ADDITION  
LOT 1  
CAB. H, SLIDE 121  
DOC.# 2017-05844  
P.R.H.C.T.

ALLISON MYERS  
5.000 ACRES  
DOC.# 2016-8191  
O.P.R.H.C.T.

JOSHUA FAGGARD  
4.01 ACRES  
DOC.# 2017-16140  
O.P.R.H.C.T.

BRYAN M. ZUMO  
SHELLY DUNCAN  
6.23 ACRES  
DOC.# 2015-12679  
O.P.R.H.C.T.

CURTIS STONE  
17.9096 ACRES  
DOC.# 2019-10856  
O.P.R.H.C.T.

ZONE 'A'

APPROXIMATE LIMITS OF  
THE 100 YEAR FLOODPLAIN

ZONE 'X'

2,131,154 SQ. FT.  
48.925 ACRES

LARK MEADOW  
LOT 1  
CAB. E, SLIDE 100  
VOL. 400, PG. 1527  
P.R.H.C.T.

Bearings based on a north line of Lot 1 of Lark Meadow. (N87°37'18"W)

FIRST AMERICAN TITLE GUARANTY COMPANY  
GF NO.: 2749173-F1257  
Issued June 23, 2022

THE PROPERTY IS SUBJECT TO:

G - CASH SUD - VOL. 683, PG. 40, D.R.H.C.T.  
H - CASH SUD - DOC# 2018-17938, O.P.R.H.C.T.  
I - OSSF AFFIDAVIT - DOC# 2019-03954, O.P.R.H.C.T.  
J - MINERAL INTEREST - VOL. 581, PG. 506 - (MAY BE SUBJECT TO, NOT A SURVEY MATTER)

FLOOD NOTE:

According to my interpretations of Community Panel No. 48231C0500G, dated January 6, 2012 of the National Flood Insurance Rate Maps for Hunt County, Texas, the subject property lies within Zone "X" and is not shown to be within a special flood hazard area. 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.

LEGAL DESCRIPTION

STATE OF TEXAS  
COUNTY OF HUNT

Being a tract of land situated in the Wyatt Parham Survey, Abstract No. 847 and being part of a 60 acre tract of land, also known as First Tract, conveyed to Helen M. German-Holland Trustee, or her successors in trust, of the Holland Marital Trust, by deed recorded in Volume 775, Page 105, Deed Records, Hunt County, Texas and being more particularly described as follows:

Beginning at a point for corner in the centerline of County Road 2560, being the northeast corner of said 60 acre tract;

Thence South 00°01'18" East along the centerline of County Road 2560 and the east line of said 60 acre tract, a distance of 332.47 feet to a point for corner, being the northeast corner of a 1.40 acre tract of land conveyed to Charles Curtis Vaughn, by deed recorded in Document No. 2019-15777, Official Public Records, Hunt County, Texas;

Thence North 87°44'47" West along the north line of said 1.40 acre tract, passing a 1/2" iron pin found with pink cap stamped "STOVALL & ASSOC" at a distance of 29.49 feet and continuing for an overall distance of 311.07 feet to a 1/2" iron pin found with pink cap stamped "STOVALL & ASSOC" for the northwest corner of said 1.40 acre tract;

Thence South 07°22'54" West along the west line of said 1.40 acre tract, a distance of 188.71 feet to a 1/2" iron pin found with pink cap stamped "STOVALL & ASSOC", being the southwest corner of said 1.40 acre tract;

Thence South 87°44'47" East along the south line of said 1.40 acre tract, passing a 1/2" iron pin found with pink cap stamped "STOVALL & ASSOC" at a distance of 305.80 and continuing for an overall distance of 335.41 feet to a point for corner in the centerline of County Road 2560 and on the east line of said 60 acre tract and the southeast corner of said 1.40 acre tract;

Thence South 00°01'18" East along the centerline of County Road 2560 and the east line of said 60 acre tract, a distance of 566.12 feet to a point for corner;

Thence North 87°37'18" West, passing a 1/2" iron pin found with pink cap stamped "STOVALL & ASSOC" at a distance of 30.03 feet being the northeast corner of Lot 1 of David Lane Addition, an addition to Hunt County, Texas according to the plat thereof recorded in Cabinet I, Slide 92, Plat Records, Hunt County, Texas and continuing along the north line of said Lot 1, for an overall distance of 403.72 feet to a 1/2" iron pin found with pink cap stamped "STOVALL & ASSOC", being the northwest corner of said Lot 1;

Thence South 00°00'13" West along the west line of said Lot 1, a distance of 175.00 feet to a 1/2" iron pin found with pink cap stamped "STOVALL & ASSOC", being the southwest corner of said Lot 1 and on a north line of Lot 1 of Lark Meadow, an addition to Hunt County, Texas according to the plat thereof recorded in Cabinet E, Slide 100, Plat Records, Hunt County, Texas;

Thence North 87°37'18" West along a north line of said Lot 1 of Lark Meadow, a distance of 555.60 feet to a 1/2" iron pin found, being a reentrant corner of said Lot 1 of Lark Meadow;


Thence North 02°49'20" East along an east line of said Lot 1 of Lark Meadow, a distance of 198.23 feet to a 1/2" iron pin found being a northeast corner of said Lot 1 of Lark Meadow;

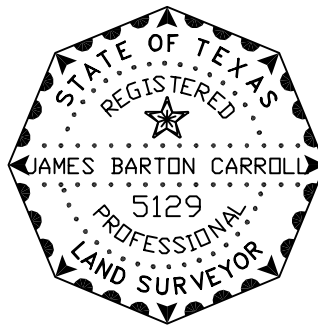
Thence North 87°33'18" West along a north line of said Lot 1 of Lark Meadow, a distance of 1098.74 feet to a point, for corner, being a northern corner of said Lot 1 of Lark Meadow, on the west line of said 60 acre tract and the east line of a 17.9096 acre tract of land conveyed to Curtis Stone by deed recorded in Document No. 2019-10856, Official Public Records, Hunt County, Texas, an 8" wood fence post bears North 50°23'36" East, a distance of 1.77 feet for reference;

Thence North 02°16'23" East along the west line of said 60 acre tract and the east line of said 17.9096 acre tract, a distance of 981.91 feet to a 1/2" iron pin found, being the northwest corner of said 60 acre tract, the northeast corner of said 17.9096 acre tract and on the south line of a 19.20 acre tract of land conveyed to Crystal J. Garvin, Robert Garvin, Steven R. Garvin and Karen L. Garvin, by deed recorded in Document No. 2019-03520, Official Public Records, Hunt County, Texas;

Thence North 89°52'57" East along the north line of said 60 acre tract and the south line of said 19.20 acre tract, passing a 1/2" iron pin found at a distance of 623.61 feet, being the southeast corner of said 19.20 acre tract and the southwest corner of Lot 1 of G & S Roberts Addition, according to the plat therefor recorded in Cabinet H, Slide 121, Plat Records, Hunt County, Texas and continuing along the south line of said Lot 1, and the south line of a 5.000 acre tract of land conveyed to Allison Myers by deed recorded in Document No. 2016-8191, Official Public Records, Hunt County, Texas passing a 3/8" iron pin found at a distance of 1286.93 feet, being the southeast corner of said 5.000 acre tract and the southwest corner of a 4.01 acre tract of land conveyed to Joshua Faggard by deed recorded in Document No. 2015-12679, Official Public Records, Hunt County, Texas and continuing along the south line of said 4.01 acre tract and the south line of a 6.23 acre tract of land conveyed to Bryan M. Zumo and Shelly Duncan by deed recorded in Document No. 2015-12679, Official Public Records, Hunt County, Texas, passing a 1/2" iron pin found with yellow cap stamped "R.S.C.I. RPLS 5034" at a distance of 1991.52 feet, being the southeast corner of said 6.23 acre tract and continuing for an overall distance of 2007.13 feet to the Point of Beginning and containing 2,131,154 square feet or 48.925 acres of land.

I, James Barton Carroll, do hereby certify to all parties, that this survey was made on the ground and shows the boundary lines with dimensions of the land indicated hereon, shows the location of all structures and other noticeable improvements and visible items on the subject property, shows the location of all alleys, streets, easements, and other matters of record of which I have been advised affecting subject property.

  
JAMES BARTON CARROLL R.P.L.S. NO. 5129



# LAND TITLE SURVEY

48.925 ACRES

WYATT PARHAM SURVEY

ABSTRACT NO. 847

HUNT COUNTY, TEXAS

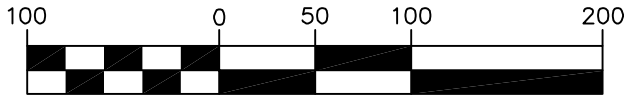
CARROLL CONSULTING GROUP, INC.

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Phone (972) 742-4411  
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JOB #	DATE	SCALE	DRAWN BY
3160-22	JUNE 28, 2022	1" = 100'	SC



GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.