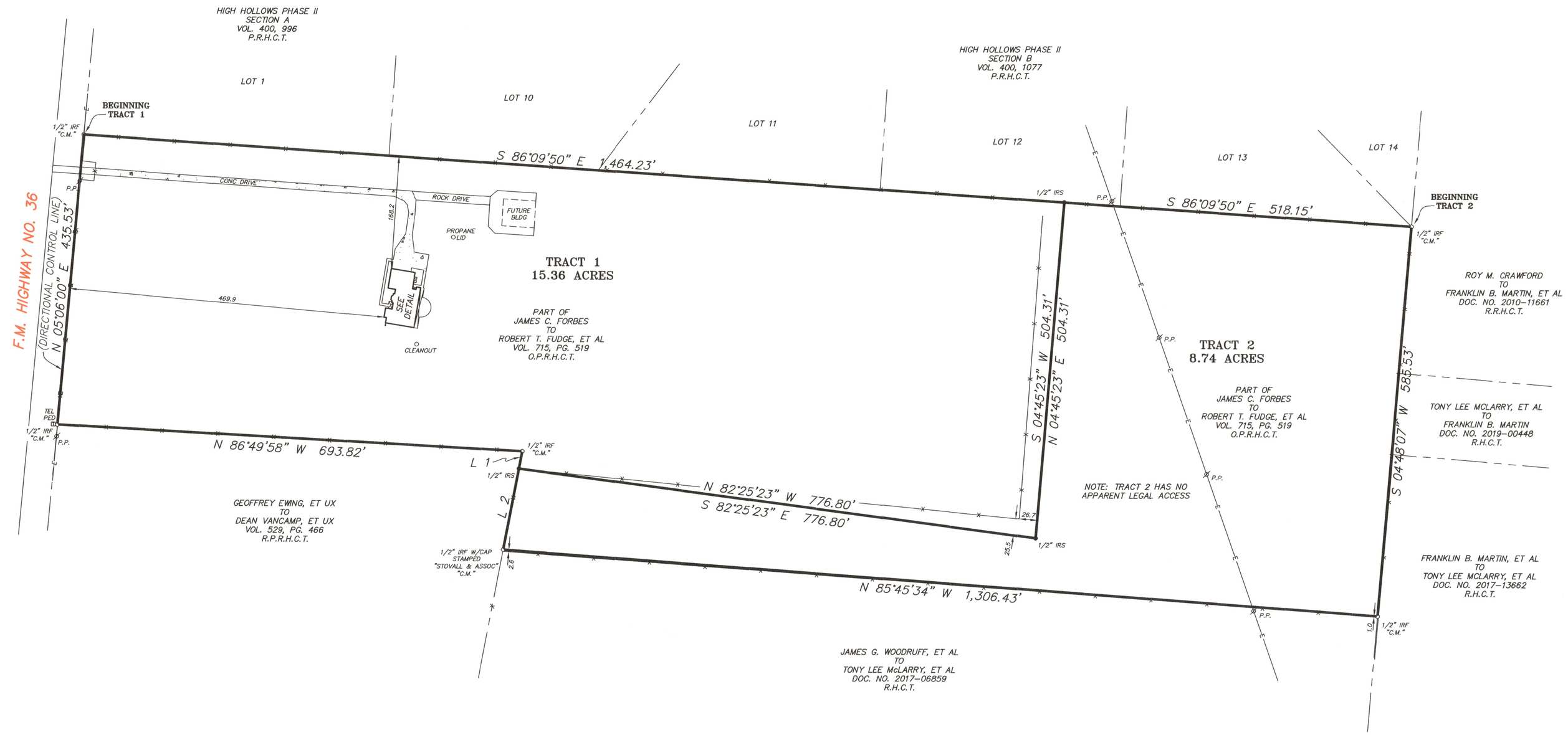
Course	Bearing	Distance
L 1	N 10°44'47" E	26.44'
L 2	N 10°44'47" E	123.56'



DESCRIPTION

TRACT 1

All of that certain lot, tract or parcel of land situated in the Ephriam Lux Survey, Abstract 613, Hunt County, Texas, being a part of that certain tract of land described in the deed from James C. Forbes to Robert T. Fudge, et al, as recorded in Volume 715, Page 519 of the Official Public Records of Hunt County, Texas (hereinafter called Subject Tract), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for a corner lying in the East right-of-way line of Farm-To-Market Road 36 (FM 36), the Northwest corner of the said Subject Tract and the Southwest corner of Lot 1 of the High Hollows Phase II, Section A Addition, as recorded in Volume 400, Page 996 of the Plat Records of Hunt County, Texas;

THENCE S. 86 deg. 09 min. 50 sec. E. a distance of 1464.23 feet along the North line of the said Subject Tract, the South line of the said Lot 1, and the South line of Lots 10, 11, and 12 of the High Hollows Phase II, Section B Addition, as recorded in Volume 400, Page 1077 of the Plat Records of Hunt County, Texas, and generally along a fence to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set for a corner, said corner bears N. 86 deg. 09 min. 50 sec. W. a distance of 518.15 feet from a 1/2" iron rod found for the Northeast corner of the said Subject Tract;

THENCE S. 04 deg. 45 min. 23 sec. W. a distance of 504.31 feet across and thru the said Subject Tract to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set for a corner;

THENCE N. 82 deg. 25 min. 23 sec. W. a distance of 776.80 feet across and thru the said Subject Tract to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set for a corner lying in the West line of the said Subject Tract and the East line of that certain tract of lands described in the deed from Geoffrey Ewing, et ux, to Dean VanCamp, et ux, as recorded in Volume 529, Page 466 of the Real Property Records of Hunt County, Texas;

THENCE N. 10 deg. 44 min. 47 sec. E. a distance of 26.44 feet along the West line of the said Subject Tract, the East line of the said VanCamp tract and generally along a fence to a 1/2" iron rod found for a corner, an inside ell corner of the said Subject Tract and the Northeast corner of the said VanCamp tract;

THENCE N. 86 deg. 49 min. 58 sec. W. a distance of 693.82 feet along the South line of the said Subject Tract, the North line of the said VanCamp tract and generally along a fence to a 1/2" iron rod found for a corner lying in the East right-of-way line of the said FM 36, the Southwest corner of the said Subject Tract and the Northwest corner of the said VanCamp tract;

THENCE N. 05 deg. 06 min. 00 sec. E. a distance of 435.53 feet along the East right-of-way line of the said FM 36, the West line of the said Subject Tract and generally along a fence to the POINT OF BEGINNING and containing 15.36 acres of land.

TRACT 2

All of that certain lot, tract or parcel of land situated in the Ephriam Lux Survey, Abstract 613, Hunt County, Texas, being a part of that certain tract of land described in the deed from James C. Forbes to Robert T. Fudge, et al, as recorded in Volume 715, Page 519 of the Official Public Records of Hunt County, Texas (hereinafter called Subject Tract), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the Northeast corner of the said Subject Tract lying in the West line of that certain tract of land described in the deed from Roy M. Crawford to Franklin B. Martin, et al, as recorded in Document Number 2010-11661 of the Real Records of Hunt County, Texas, the Southeast corner of Lot 13 of the High Hollows Phase II, Section B Addition, as recorded in Volume 400, Page 1077 of the Plat Records of Hunt County, Texas;

THENCE S. 04 deg. 48 min. 07 sec. W. a distance of 585.53 feet along the East line of the said Subject Tract, the West line of the said Martin tract, the West line of that certain tract of land described in the deed from Tony Lee McLarry, et al, to Franklin B. Martin, as recorded in Document Number 2019-00448 of the Records of Hunt County, Texas, the West line of that certain tract of land described in the deed from Franklin B. Martin, et al, to Tony Lee McLarry, et al, as recorded in Document Number 2017-13662 of the Records of Hunt County, Texas, and generally along a fence to a 1/2" iron rod found for a corner, the Southeast corner of the said Subject Tract and the Northeast corner of that certain tract of land described in the deed from James G. Woodruff, et al, to Tony Lee McLarry, et al, as recorded in Document Number 2017-06859 of the Records of Hunt County, Texas;

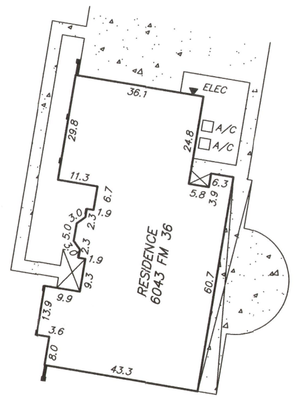
THENCE N. 85 deg. 45 min. 34 sec. W. a distance of 1306.43 feet along the South line of the said Subject Tract, the North line of the said McLarry tract and generally along a fence to a 1/2" iron rod found for a corner lying in the East line of that certain tract of lands described in the deed from Geoffrey Ewing, et ux, to Dean VanCamp, et ux, as recorded in Volume 529, Page 466 of the Real Property Records of Hunt County, Texas, an outside ell corner of the said Subject Tract and the Northwest corner of the said McLarry tract;

THENCE N. 10 deg. 44 min. 47 sec. E. a distance of 123.56 feet along the West line of the said Subject Tract, the East line of the said VanCamp tract and generally along a fence to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set for a corner;

THENCE S. 82 deg. 25 min. 23 sec. E. a distance of 776.80 feet across and thru the said Subject Tract to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set for a corner;

THENCE N. 04 deg. 45 min. 23 sec. E. a distance of 504.31 feet across and thru the said Subject Tract to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set for a corner lying in the North line of the said Subject Tract and the South line of Lot 12 of the said Hollows Addition, said corner bears S. 86 deg. 09 min. 50 sec. E. a distance of 1464.23 feet from a 1/2" iron rod found for the Northwest corner of the said Subject Tract;

THENCE S. 86 deg. 09 min. 50 sec. E. a distance of 518.15 feet along the North line of the said Subject Tract, the South line of the said Lot 12, the South line of Lot 13 of the said Hollows Addition, and generally along a fence to the POINT OF BEGINNING and containing 8.74 acres of land.



DETAIL 1" = 30'

GRAPHIC SCALE 1" = 100'

100 50 0 100 200

NOTES

1) BEARING SOURCE: EAST R.O.W. LINE OF F.M. HIGHWAY NO. 36

2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."

3) SURVEYOR RELIED SOLELY ON THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE COMPANY, G.F. NO. 2589639-F1257, EFFECTIVE DATE JAN. 8, 2021, FOR ALL EASEMENTS OF RECORD.

4) "C.M." = CONTROL MONUMENT

5) FIELD WORK COMPLETED ON MARCH 11, 2021

6) THIS TRACT MAY FALL UNDER THE REQUIREMENTS OF PLATTING ACCORDING TO THE HUNT COUNTY SUBDIVISION RULES. STOVALL & ASSOC. REQUESTS THAT THE AFFECTED PARTY (BUYER OR SELLER) CONTACT THE LOCAL GOVERNING BODY IN WHICH THE HEREIN DESCRIBED PROPERTY LIES TO DETERMINE IF THIS TRACT WILL HAVE TO BE PLATTED.

7) THIS TRACT IS SUBJECT TO THE EASEMENT RECORDED IN VOL. 776, PG. 486 O.P.R.H.C.T.

8) THE EASEMENT RECORDED IN VOL. 556, PG. 175 D.R.H.C.T. DOES NOT LIE ON THIS TRACT.

I, Mike Gardner, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat, the improvements are within the boundaries of the property, set back from the property lines the distances indicated and there are NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat hereon.

STATE OF TEXAS REGISTERED MIKE GARDNER 5760 PROFESSIONAL LAND SURVEYOR

Mike Gardner, R.P.L.S. No. 5760

STOVALL & ASSOCIATES AN MTG COMPANY SURVEYORS

FIRM LICENSE NO. 10194513

LEGEND

GAS METER · I.R.F. IRON ROD FOUND · FENCE · BRICK WALL · BOUNDARY LINE · CONCRETE · ELEC. ELECTRIC METER · I.R.S. IRON ROD SET · ELEC. SERVICE · ROCK WALL · CROSS TIE WALL · ASPHALT

SCALE: 1" = 100' DATE: MAR. 11 2021

JOB NO. 000860-4 OF NO.

I.N.T. A.R. M.G.

6417 WESLEY ST. ● GREENVILLE, TEXAS 75402 ● PHONE (903) 450-1120 ● FAX (903) 832-4700 ● survey@stovallassociates.com