



Margaret A. Roach

LEGAL DESCRIPTION

BEING a tract or parcel of land situated in Hunt County, Texas, being part of the Martin H. Ragsdale Survey, Abstract No. 878, being all of a 2.000 acre tract of land as described in a deed from Duane Settiff to Jo Carol Oney as recorded in Volume 1311 at Page 358 of the Official Public Records of Hunt County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner at the southwest corner of said 2.000 acre tract in the center of Hunt County Road No. 1037, said Point of Beginning also being further marked by a 1/2 inch iron rod found on the east side of Hunt County Road No. 1037 bearing N 86°22'58" E at a distance of 20 feet;
 THENCE N 06°44'00" W along the west line of said 2.000 acre tract and the center of Hunt County Road No. 1037, a distance of 135.89 feet to a 1/2 inch iron rod found for a corner at the northwest corner of said 2.000 acre tract, said corner being further marked by a 1/2 inch iron rod found on the east side of Hunt County Road No. 1037 bearing N 86°22'58" E at a distance of 20 feet;
 THENCE N 86°22'58" E joining and along a fence and along the north line of said 2.000 acre tract, a distance of 642.65 feet to a 1/2 inch iron rod found in a fence for a corner at the northeast corner of said 2.000 acre tract;
 THENCE S 06°13'30" E along a fence and the east line of said 2.000 acre tract, a distance of 135.83 feet to a 1/2 inch iron rod found at a fence post for a corner at the southeast corner of said 2.000 acre tract;
 THENCE S 86°22'58" W along and leaving a fence, along the south line of said 2.000 acre tract and the north line of said 6.349 acre tract, a distance of 641.44 feet returning to the Point of Beginning and containing 2.000 acres of land and being 1.000 acre known as No. 5199 Hunt County Road No. 1037.

1" = 60'

LEGEND

■ POWER POLE	○ WATER VALVE	○ MAILBOX	— UNDERGROUND CABLE MARKER	□ WOOD FENCE
○ WATER METER	→ FIRE HYDRANT	○ CLEAN OUT	— CHAINLINK FENCE	— BARBED WIRE FENCE
□ GAS METER	■ ELECTRIC METER	△ TELEPHONE PEDESTAL		

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



Date: April 1, 2010
 Scale: 1" = 60'

NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48231C0125 E DATED SEPTEMBER 4, 1991, 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. 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.

NOTE: BEARINGS ARE BASED ON THE SOUTH LINE OF SAID 2.000 ACRE TRACT.

DATE: APRIL 1, 2010	SCALE: 1" = 60'
DRAWN BY: D. ROACH	JOB NO.: 2010-091

EXHIBIT "A"

Being a tract or parcel of land situated in Hunt County, Texas, being part of a the Martin H. Ragsdale Survey, Abstract No. 878, being part of a 280.214 acre tract of land as described in a deed from William A. Longino and wife, Jean Longino to Duane A. Setliff and wife, Edna Setliff as recorded in Volume 696, Page 524, Deed Records of Hunt County, Texas and being further described as follows:

Beginning at a 1/2 inch iron rod found for a corner in the center of Hunt County Road No. 1037, said POINT OF BEGINNING being the Northwest corner to a 4.230 acre tract of land as conveyed to Sam Lee Boren as recorded in Volume 500, Page 416 of the Real Property Records of Hunt County, Texas, said POINT OF BEGINNING also being further marked by a 1/2 inch iron rod found on the east side of said county road bearing North 86 degrees 22 minutes 58 seconds East at a distance of 20.00 feet;

Thence North 06 degrees 44 minutes 00 seconds West along the center of Hunt County Road No. 1037, a distance of 135.89 feet to a 1/2 inch iron rod found for a corner, said corner being further marked by 1/2 inch iron rod found on the east side of county road bearing North 86 degrees 22 minutes 58 seconds East a distance of 20.00 feet;

Thence North 86 degrees 22 minutes 58 seconds East a distance of 642.65 feet to a 1/2 inch iron rod found in a fence for a corner;

Thence South 06 degrees 13 minutes 30 seconds East along a fence, a distance of 135.83 feet to a 1/2 inch iron rod found at a fence post for a corner;

Thence South 86 degrees 22 minutes 58 seconds West along a fence and the north line of said 4.230 acre tract, a distance of 641.44 feet returning to the POINT OF BEGINNING and containing 2.00 acre of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

