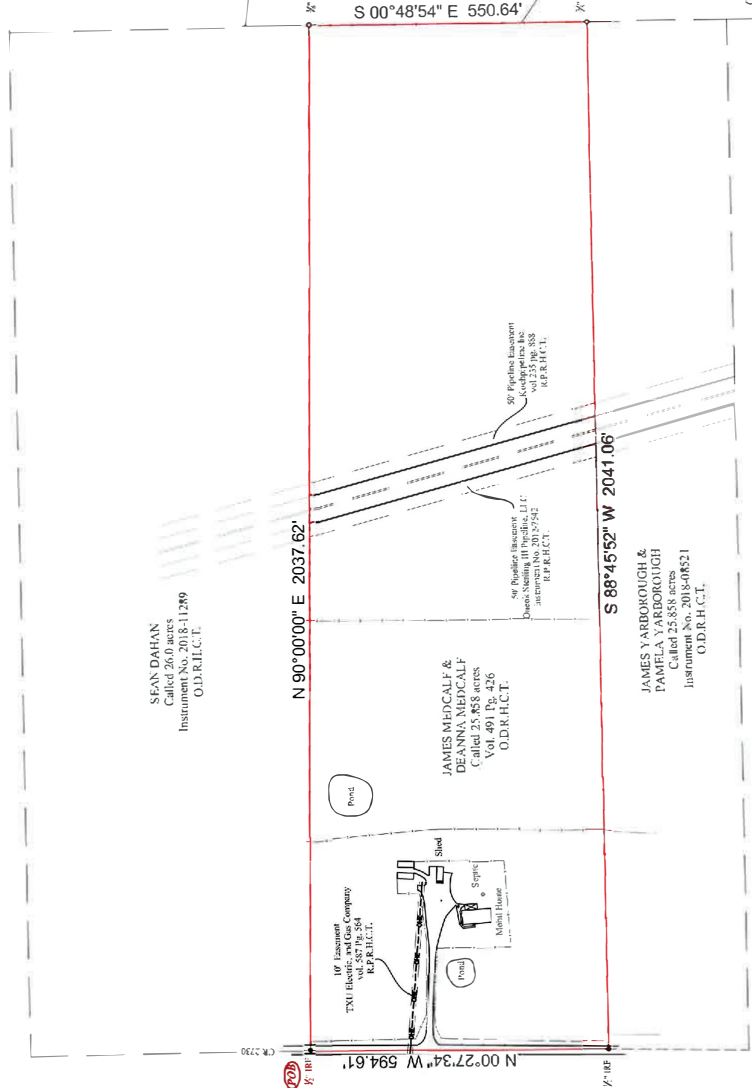


Hunt County

Walter Winn Survey Abstract No. 1075



LEGAL DESCRIPTION
Hunt County, Texas
Walter Winn Survey, Abstract No. 1075
26.807 Acres

All that certain lot, tract, or parcel of land situated in Hunt County, Texas, being a part of the Walter Winn Survey, Abstract No. 1075, being all of a called 26.858 acre tract described in a Warranty Deed to James Medcalf, and Deanna Medcalf recorded in vol. 491, pp. 426 Official Deed Records Hunt County, Texas, having a mailing address of 1555 County Road 2730 Farmersville, Texas, 75422 and being more particularly described as follows:

BEGINNING: at a 1/2" iron rod found near the center of County Road 2730, for the Northwest corner of said Medcalf tract, said corner being the Southwest corner of a called 26.0 acre tract conveyed to Sean Dahan recorded in instrument No. 2018-11289 O.D.R.H.C.T.

THENCE: N 90° 00' 00" E with the Medcalf, and Dahan common line, and in the general direction of a fence line, a distance of 202.62' feet to a 3/8" iron rod found at a fence corner post for the Northeast corner of said Medcalf tract, the Southeast corner of the Dahan tract, and being on the West boundary line of lot 64 in the Caddo Creek Phase II addition as shown by plat recorded in vol. 400, pg. 1619 Official Plat Records Hunt County, Texas.

THENCE: S 00° 48' 54" E with the East boundary line of said Medcalf tract and the West line of the Caddo Creek Phase II addition, and in the general direction of a fence line, a distance of 550.64' feet to a 3/8" iron rod found for the Southeast corner, said corner being the Northeast corner of a called 25.858 acre tract conveyed to James Yarbrough, and Pamela Yarbrough recorded in instrument No. 2018-08521 O.D.R.H.C.T.

THENCE: S 88° 45' 52" W with the Medcalf, and Yarbrough common line, and in the general direction of a fence line, a distance of 2041.06' to a 1/2" iron rod found near the center line of County Road 2730 for the Southwest corner of said Medcalf tract, and the Northwest corner of the Yarbrough tract.

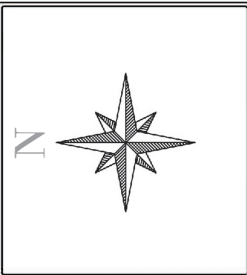
THENCE: N 00° 27' 34" W with the center of County Road 2730, a distance of 594.61' feet to the Point of Beginning, and containing 26.807 acres of land or 1167733.86 sq. ft.

I, Stephen B. Young, Registered Professional Surveyor, No. 4712 do hereby certify that the Legal Description and the Plat hereon represent a survey done on the ground under my direct supervision during August 2023. There are no viable encroachments or protrusions other than shown hereon.

RAMIRO AYALA &
BERTILIA AYALA
Called 2.17 acres
Instrument No. 2011-02863
Caddo Creek Phase II
(Vol. 400 Pg. 1619 O.P.R.H.C.T.)

TITLE NOTES:
THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY GR# 23157710-ALAKI HAVING AN ISSUED
DATE OF 8/8/23, AND A EFFECTIVE DATE OF 7/30/23
1. THE FOLLOWING DOCUMENTS APPEAR NOT TO AFFECT THE SUBJECT TRACT;
EASEMENT TO BE STONE FUEL COMPANY RECORDED IN VOL. 608 PG. 487 O.D.R.H.C.T.
2. THE FOLLOWING INTEREST MAY AFFECT THE SUBJECT TRACT AND CANNOT BE PLOTTED;
INTEREST RECORDED IN VOL. 637, PG. 23 O.D.R.H.C.T.
INTEREST RECORDED IN VOL. 856, PG. 455 O.D.R.H.C.T.

ABBREVIATION LEGEND:
G-M Gas Meter
L-M Electric Meter
A-C Air Conditioning Unit
IRF Iron Rod Found
IRS Iron Rod Set



- LEGEND**
- Barbed Wire
 - Overhead Line
 - Power Pole
 - Water Meter
 - Gray Anchor
 - Found 1/2" Iron Pipe
 - Found 3/8" Iron Rod
 - Found 1/2" Iron Rod

Project No. 72-2308

Hunt County

26.807 Acres

1555 County Road 2730
Farmersville Texas, 75442

YCS SERVICES LLC.
566 E. HWY 11
WOLFE CITY, TEXAS 75986
(903) 413 1643
tyoung@ycsservices.com
TAPELS Firm # 10194803

Page **1** OF **1**
Scale 1" = 300'



Stephen B. Young
Stephen B. Young
Registered Professional Surveyor
State of Texas No. 4712
Plat Date: 8/10/2023

LEGAL DESCRIPTION
Hunt County, Texas
Walter Winn Survey, Abstract No. 1070
26.807 Acres

All that certain lot, tract, or parcel of land situated in Hunt County, Texas, being a part of the Walter Winn Survey, Abstract No. 1070, being all of a called 25.858 acre tract described in a Warranty Deed to James Medcalf, and Deanna Medcalf recorded in vol. 491, pg. 426 Official Deed Records Hunt County Texas, having a mailing address of 1555 County Road 2730 Farmersville Texas, 75422 and being more particularly described as follows:

BEGINNING: at a ½" iron rod found near the center of County Road 2730 for the Northwest corner of said Medcalf tract, said corner being the Southwest corner of a called 26.0 acre tract conveyed to Sean Dahan recorded in instrument No. 2018-11289 O.D.R.H.C.T.

THENCE: N 90° 00' 00" E with the Medcalf, and Dahan common line, and in the general direction of a fence line, a distance of 2037.62' feet to a 3/8" iron rod found at a fence corner post for the Northeast corner of said Midcalf tract, the Southeast corner of the Dahan tract, and being on the West boundary line of lot 64 in the Caddo Creek Phase II addition as shown by plat recorded in vol. 400, pg. 1619 Official Plat Records Hunt County Texas.

THENCE: S 00° 48' 54" E with the East boundary line of said Medcalf tract and the West line of the Caddo Creek Phase II addition, and in the general direction of a fence line, a distance of 550.64' feet to a 3/8" iron rod found for the Southeast corner, said corner being the Northeast corner of a called 25.858 acre tract conveyed to James Yarborough, and Pamela Yarborough recorded in instrument No. 2018-08521 O.D.R.H.C.T.

THENCE: S 88° 45' 52" W with the Medcalf, and Yarborough common line, and in the general direction of a fence line, a distance of 2041.06' to a ½" iron rod found near the center line of County Road 2730 for the Southwest corner of said Medcalf tract, and the Northwest corner of the Yarborough tract.

THENCE: N 00° 27' 34" W with the center of County Road 2730, a distance of 594.61' feet to the Point of Beginning, and containing 26.807 acres of land or 1167733.86 sq ft.

I, Stephen B. Young, Registered Professional Surveyor, No. 4712 do hereby certify that the Legal Description and the Plat hereon represent a survey done on the ground under my direct supervision during August 2023. There are no visible encroachments or protrusions other than shown hereon.