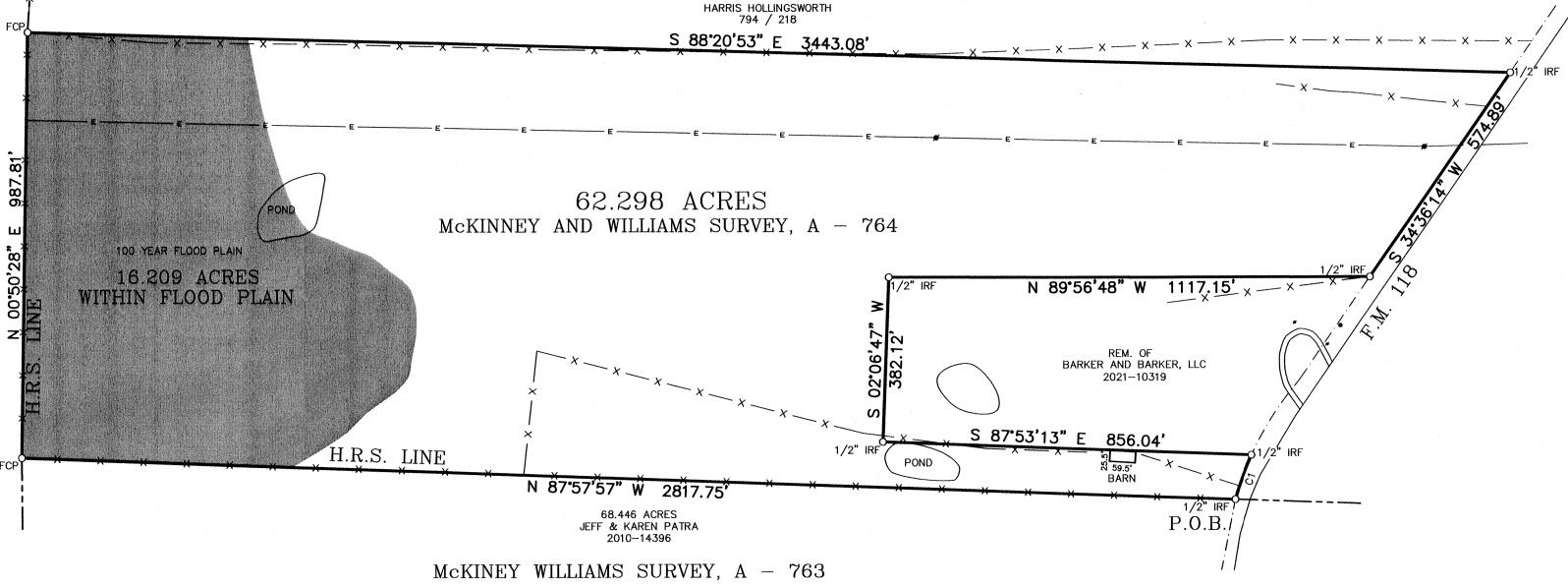


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
G1	728.68	109.77	109.66	S 20°13'26" W	8°37'52"

ISAAC WHITE SURVEY, A - 1144

162.440 ACRES
ROSSLYN & ALBERT SPRADLING
483 / 288



LEGAL DESCRIPTION

BEING a tract or parcel of land situated in Hunt County, Texas, being a part of the McKinney and Williams Survey, Abstract No. 764, being part of a 61.744 (Tract One) acre tract of land and part of a 9.554 (Tract Two) acre tract of land as described in a Warranty Deed with Vendor's Lien from Harris B. Hollingsworth and Milinda Hollingsworth to Barker and Barker, LLC as recorded in/under Document No. 2021-10319 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 southeast corner of said 61.744 acre tract on the west Right-of-Way of Farm-to-Market Road No. 118, said Point of Beginning being at the existing northeast corner of a 68.446 acre tract as conveyed to Jeff and Karen Patra as recorded in/under Document No. 2010-14396 of the Official Public Records of Hunt County, Texas;

THENCE N 87°57'57" W along a fence, the south line of said 61.744 acre tract and the north line of said 68.446 acre tract, a distance of 2817.75 feet to a fence post for a corner at the southwest corner of said 61.744 acre tract;

THENCE N 00°50'28" E along a fence and the west line of said 61.744 acre tract, a distance of 987.81 feet to a fence post for a corner at the northwest corner of said 61.744 acre tract;

THENCE S 88°20'53" E along the north line of said 61.744 acre tract, a distance of 3443.08 feet to a 1/2 inch iron rod found for a corner at the northeast corner of said 61.744 acre tract on the west Right-of-Way of Farm-to-Market Road No. 118;

THENCE S 34°36'14" W along the west Right-of-Way of Farm-to-Market Road No. 118, a distance of 574.89 feet to a 1/2 inch iron rod found for a corner;

THENCE N 89°56'48" W a distance of 1117.15 feet to a 1/2 inch iron rod found for a corner;

THENCE S 02°06'47" W a distance of 382.12 feet to a 1/2 inch iron rod found for a corner;

THENCE S 87°53'13" E a distance of 856.04 feet to a 1/2 inch iron rod found for a corner on the west Right-of-Way of Farm-to-Market Road No. 118, said corner being in the beginning of a curve to the left, having a central angle of 08°37'52", a radius of 728.68 feet with a chord bearing of S 20°13'26" W and a chord distance of 109.66 feet;

THENCE in the Southwesterly direction, along said curve to the left and the west Right-of-Way of Farm Road No. 118, an arc length of 109.77 feet returning to the Point of Beginning and containing 62.298 acres of land and 16.209 acres lying within the flood zone.

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.

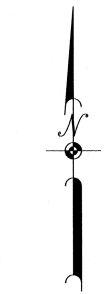
Donald S. Holder
Donald S. Holder
R.P.L.S. No. 5266



Date: August 9, 2021
Scale: 1" = 200'

NOTES:

- Bearings are based on WGS84.
- According to the Flood Insurance Rate Map No. 48231C0275G 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" = 200'

LEGEND

- POWER POLE
- WATER VALVE
- MAILBOX
- ▽ UNDERGROUND CABLE MARKER
- - - WOOD FENCE
- WATER METER
- ◆ FIRE HYDRANT
- CLEAN OUT
- - - BARBED WIRE FENCE
- GAS METER
- ELECTRIC METER
- △ TELEPHONE PEDESTAL
- CHAINLINK FENCE



Owens Land Surveying

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

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



DATE: AUG. 9, 2021	SCALE: 1" = 200'
DRAWN BY: B. EBERT	JOB NO.: 2021392A