

COUNTY ROAD NO. 2512
N 89°54'42"E 434.65'

1/2" OF ROAD
N 114°17'

1/2" OF ROAD
N 114°17'

TRACT 1
MICHAEL E. HUNTEN, ET AL
CHRIS JOHNSON, ET AL
DOC. NO. 2012-14177
R.M.A.C.T.

TRACT 2
MICHAEL E. HUNTEN, ET AL
CHRIS JOHNSON, ET AL
DOC. NO. 2012-14177
R.M.A.C.T.

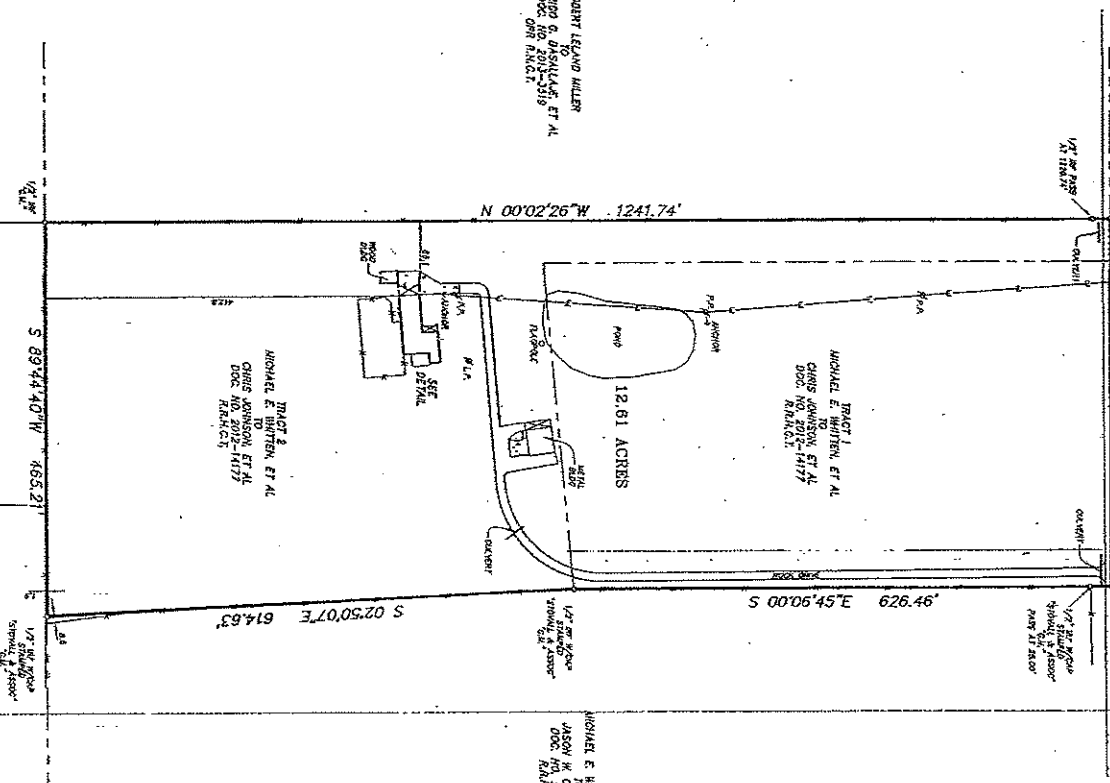
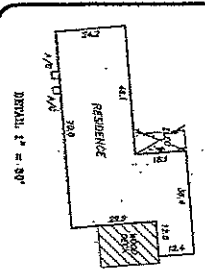
ROBERT LEVAND MILLER
TO
RECONROD & BASKILL, ET AL
DOC. NO. 2011-10355
O.R. R.A.C.T.

ROBERT LEVAND MILLER
TO
RECONROD & BASKILL, ET AL
DOC. NO. 2011-10355
O.R. R.A.C.T.

STEVE K. BRASS, ET AL
SARA D. BOO, ET AL
VOL. 524, PG. 910
R.M.A.C.T.

TRACT 3
OLEN HIGDON, ET AL
ROBERT V. ORALCENTY, ET AL
VOL. 524, PG. 889
O.R. R.A.C.T.

TRACT 4
MICHAEL E. HUNTEN, ET AL
JASON M. COOK, ET AL
DOC. NO. 2012-14177
R.M.A.C.T.



DESCRIPTION

All that certain lot, tract or parcel of land situated in the N. Spain Survey in Garvey, Austin Co., 2nd Joint County, Texas, and being known as West 1/4 of land owned by the State of Texas, as shown on the plat recorded in Document No. 2012-14177 of the Real Records of Hunt County, Texas (hereinafter called Subject Tract One and Subject Tract Two respectively) and being more particularly described as follows:

BEINGING as a point for some in the center of County Road No. 2512 at the Northwest corner of the above Subject Tract Two.

THENCE N. 00 deg. 02 min. 45 sec. E. along the West line of said County Road No. 2512, through the north-south corner of said Subject Tract Two, to the North-South line of said County Road No. 2512 for a total distance of 434.65 feet to a 1/2" iron rod with cap found for corner in a fence at the Southeast corner of said Subject Tract Two.

THENCE S. 02 deg. 50 min. 07 sec. E. with the West line of said County Road No. 2512, through the north-south corner of said Subject Tract Two, to the South-South corner of said County Road No. 2512 for a total distance of 465.21 feet to a 1/2" iron rod with cap found for corner in a fence at the Southeast corner of said Subject Tract Two.

THENCE S. 02 deg. 50 min. 07 sec. E. along the West line of said County Road No. 2512, through the north-south corner of said Subject Tract Two, to the South-South corner of said County Road No. 2512 for a total distance of 434.65 feet to a 1/2" iron rod with cap found for corner in a fence at the Southeast corner of said Subject Tract Two.

THENCE S. 02 deg. 50 min. 07 sec. E. with the West line of said County Road No. 2512, through the north-south corner of said Subject Tract Two, to the South-South corner of said County Road No. 2512 for a total distance of 434.65 feet to a 1/2" iron rod with cap found for corner in a fence at the Southeast corner of said Subject Tract Two.

THENCE S. 02 deg. 50 min. 07 sec. E. with the West line of said County Road No. 2512, through the north-south corner of said Subject Tract Two, to the South-South corner of said County Road No. 2512 for a total distance of 434.65 feet to a 1/2" iron rod with cap found for corner in a fence at the Southeast corner of said Subject Tract Two.

THENCE S. 02 deg. 50 min. 07 sec. E. with the West line of said County Road No. 2512, through the north-south corner of said Subject Tract Two, to the South-South corner of said County Road No. 2512 for a total distance of 434.65 feet to a 1/2" iron rod with cap found for corner in a fence at the Southeast corner of said Subject Tract Two.

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THENCE S. 02 deg. 50 min. 07 sec. E. with the West line of said County Road No. 2512, through the north-south corner of said Subject Tract Two, to the South-South corner of said County Road No. 2512 for a total distance of 434.65 feet to a 1/2" iron rod with cap found for corner in a fence at the Southeast corner of said Subject Tract Two.

STOVALL & ASSOCIATES



Bobby W. Stovall
Professional Land Surveyor
No. 07081

I, Bobby W. Stovall, Registered Professional Land Surveyor, State of Texas, do certify that the plat herein was prepared from measurements taken on the ground, that the boundaries shown thereon are true and correct, and that the same are visible on the ground, and that the boundaries of the property set back from the property lines are as shown and there are no visible easements, encroachments, or other interests, except as shown on the plat herein.

- NOTES**
- 1) DRAWING SOURCE: THE WEST LINE OF COUNTY ROAD NO. 2512 PER PLAT RECORDED IN VOL. 409, PG. 1761, R.M.A.C.T.
 - 2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."
 - 3) SURVEY PREPARED WITH BENEFIT OF TITLE COMMITMENT, O.T. NO. 1469295 EFFECTIVE DATE OCTOBER 19, 2014.
 - 4) "C.A.T." = CONTROL MONUMENT
 - 5) THIS TRACT IS SUBJECT TO THE FOLLOWING EASEMENTS (1) VOL. 988, PG. 979 R.M.A.C.T. (2) VOL. 971, PG. 910 R.M.A.C.T. (3) VOL. 928, PG. 409 R.M.A.C.T.

DATE	10/20/14
PROJECT	STOVALL & ASSOCIATES
CLIENT	STOVALL & ASSOCIATES
PROJECT NO.	1469295
DATE OF SURVEY	10/20/14
DATE OF PLOTTING	10/20/14
DATE OF RECORDING	10/20/14
DATE OF CLOSURE	10/20/14
DATE OF FINAL REVIEW	10/20/14
DATE OF FINAL APPROVAL	10/20/14
DATE OF FINAL RECORDING	10/20/14
DATE OF FINAL CLOSURE	10/20/14
DATE OF FINAL APPROVAL	10/20/14
DATE OF FINAL RECORDING	10/20/14
DATE OF FINAL CLOSURE	10/20/14

All that certain lot, tract or parcel of land situated in the A. Spain Summerlin Survey, Abstract No. 944, Hunt County, Texas, and being known as those tracts of land described as Tract 1 and Tract 2 in a Deed from Michael E. Whitten, et al, to Chris Johnson, et al, as recorded in Document No. 2012-14177 of the Real Records of Hunt County, Texas (hereinafter called Subject Tract One and Subject Tract Two respectively), and being more particularly described as follows:

BEGINNING at a point for corner in the center of County Road No. 2512 at the Northwest corner of the above cited Subject Tract Two;

THENCE N. 89 deg. 54 min. 42 sec. E. along the center of County Road No. 2512, passing the most Northerly Northeast corner of said Subject Tract Two and the Northwest corner of the above cited Subject Tract One at a distance of 50.00 feet, and continuing along the center of County Road No. 2512 for a total distance of 434.45 feet to a point for corner at the Northwest corner of that tract of land described in a Deed from Michael E. Whitten, et al, to Jason W. Cook, et al, as recorded in Document No. 2012-5922 of the Real Records of Hunt County, Texas;

THENCE S. 00 deg. 06 min. 45 sec. E. with the West line of said Cook tract, passing a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." found (hereinafter called 1/2" iron rod with cap found) for witness at a distance of 25.00 feet, and continuing along a fence and with the West line of said Cook tract for a total distance of 626.46 feet to a 1/2" iron rod with cap found for corner in a fence at the Southeast corner of said Subject Tract One, said point also being the most Easterly Northeast corner of said Subject Tract Two;

THENCE S. 02 deg. 50 min. 07 sec. E. along a fence and with the West line of said Cook tract a distance of 614.63 feet to a 1/2" iron rod with cap found for corner at the Southwest corner of said Cook tract;

THENCE S. 89 deg. 44 min. 40 sec. W. with the South line of said Subject Tract Two a distance of 465.21 feet to a 1/2" iron rod found for corner at the Southwest corner of said Subject Tract Two;

THENCE N. 00 deg. 02 min. 26 sec. W. with the West line of said Subject Tract Two, passing a 1/2" iron rod found for witness at a distance of 1220.74 feet, and continuing for a total distance of 1241.74 feet to the POINT OF BEGINNING and containing 12.61 acres of land.