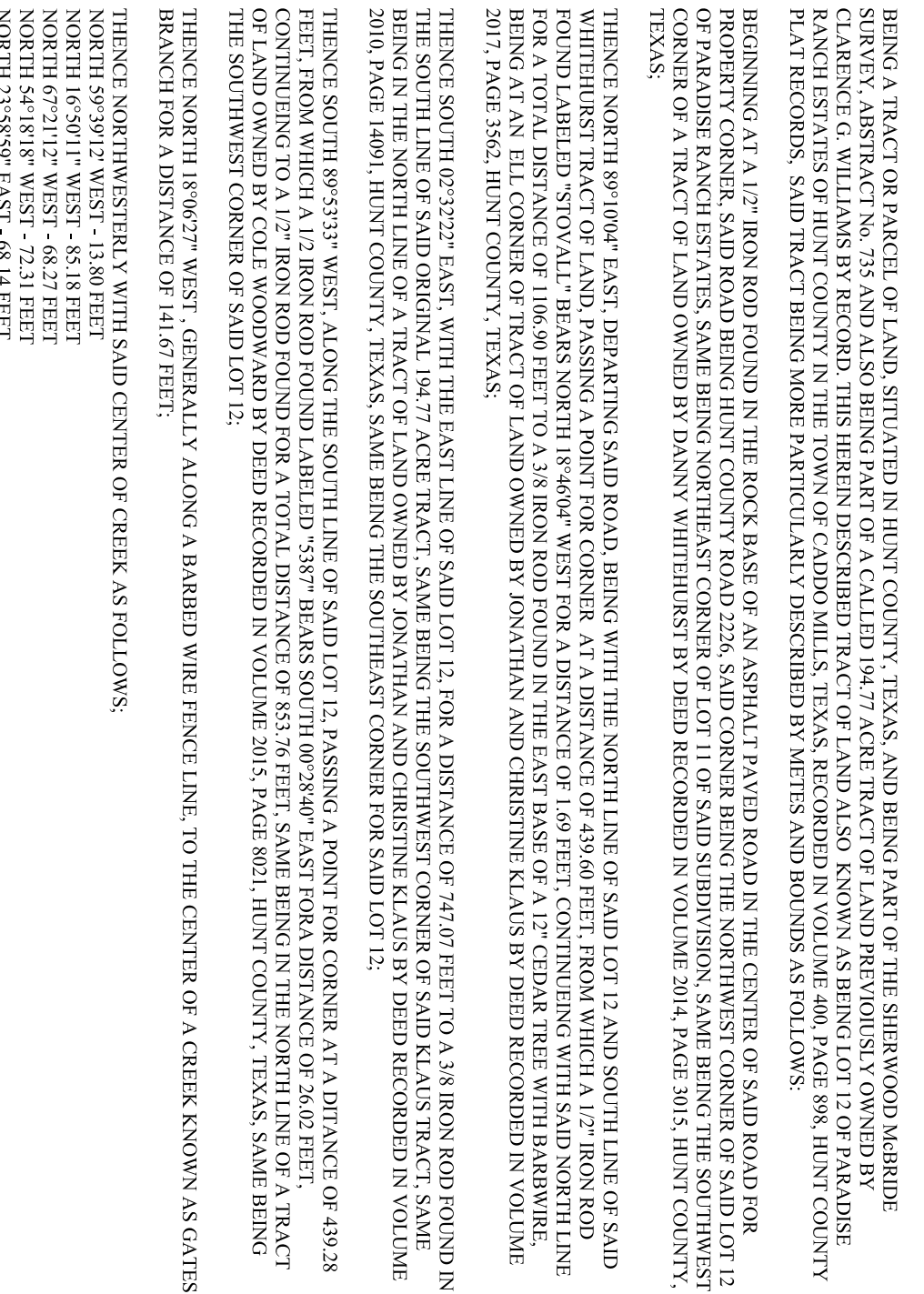


Metes and Bounds Description



VOLUME 2018 PAGE 2320

DANNY WHITEHURST

JONATHAN & CHRISTINE KLAUS
VOLUME 2017 PAGE 3562

LOT 12
PARADISE RANCH ESTATES
VOLUME 400 PAGE 898

INE KLA
GE 3562

SURVEYED
758,208.59 sq. ft.
17.4061 acres

RODGER & TRACEY GRACY
VOLUME 2013 PAGE 5307

SURVEYORS CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (JOSEPH AMAYA) HEREBY CERTIFIES THIS SURVEY WAS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT (MORGAN GRACEY). THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION AND PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY, AND SUCH SURVEY WAS CONDUCTED BY THE SURVEYOR OR

1

JONATHAN & CHRISTINE KLAUS
VOLUME 2010 PAGE 14091

VOLUME 2010 PAGE 14091

1

1

LEGEND

I.R.S. IRON ROD SET
I.R.F. IRON ROD FOUND

(CML) CONROLLING MOND
GW GUY WIRE

▲ ELECTRIC METER

JOSEPH AMAYA
TEXAS REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5855

LAND SURVEYOR NO. 5855

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, JOSEPH ALVAY ALIBIERRE, CERTIFIES THAT THIS SURVEY IS A PRODUCT OF CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT, ROGEE GRACY. THIS SURVEY AND THE PROPERTY DISPOSITION SET FORTH HEREIN IS A TRULY CORRECT AND ACCURATE REPRESENTATION AND IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT, ROGEE GRACY. THE SURVEYOR HAS CONDUCTED THE SURVEY UNDER HIS DIRECTION. THE LINE AND DIMENSIONS OF A USABLE IMPROVEMENT ARE INDICATED BY THE RECTANGULAR PLAT. THE SIZE, LOCATION, AND TYPES OF BUILDINGS AND USABLE IMPROVEMENTS ARE INDICATED AND THAT THE EXISTENCE OF PROTECTIONS, EXCEPT AS SHOWN, LIST OF THIS SURVEY, BY ANY OTHER PARTIES AND/OR FOR OTHER PURPOSES SHALL BE AT USER'S OWN RISK AND ANY LOSS RESULTING FROM OTHER USE SHALL NOT BE THE RESPONSIBILITY OF THE UNDERSIGNED. THIS SURVEY IS NOT VALID WITHOUT A SEAL AND SIGNATURE.

DATE: _____

ACCEPTED BY: _____

1. ANALYSIS OF EVIDENCE IS DERIVED BY GPS OBSERVATIONS USING THE NORTH TEXAS STATE PLANE COORDINATE SYSTEM. VALUES ARE SHOWN IN SURVEY FEET.
2. IT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO COMPLIANCE TO THE RULES AND REGULATIONS AND OR ORDINANCE OF THE SUBDIVISION LAWS ENFORCED BY HUNT COUNTY AND ITS INCORPORATED CITIES.
3. THIS SURVEY PLAT IS NOT TO BE RELIED UPON FOR CONSTRUCTION, OR DEVELOPMENT, UNDERGROUND UTILITIES WERE NOT LOCATED AND OR RESEARCHED, ALL VISIBLE AND APPARENT UTILITIES ARE SHOWN ON SURVEY.
4. ALL EVIDENCE SHOWN ON THIS SURVEY ARE THE RECORDING PLAT PARADES EASEMENT EVIDENCE IS RECORDED IN VOLUME 67, PAGE 88, HUNT COUNTY, HUNT COUNTY, TEXAS. UNLESS OTHERWISE NOTED.
5. ELECTRIC LIGHT OR ANY EVIDENCE RECORDED IN VOLUME 67, PAGE 68K, VOLUME 90, PAGE 88, DEED RECORDS, HUNT COUNTY, HUNT COUNTY, TEXAS.
6. THIS SURVEY SUBJECT TO PLAT 61 IN NATURE.

PARADE GROUND, IN AN ADDITION TO THE CITY OF CADDO MILLS, HUNT COUNTY, TEXAS, ACCORDING TO THE MAP THEREON RECORDED IN VOLUME 400, PAGE 588, PLAT RECORDS, HUNT COUNTY, TEXAS.

NORTH 1/2 1806TH WEST - 28.67 FEET
NORTH 1/2 1806TH WEST TO A "P" NAIL SET IN THE CENTER OF SAID COUNTY ROAD AND BEING IN THE CENTER OF A CONCRETE BUILT-UP DRIVE, SAME BEING THE NORTHEAST CORNER OF LOT 10 PARADES RANCH ESTATES, BEING A CURVE TO THE LEFT, HAVING A RADIOUS OF 109.00 FEET AND A CENTRAL ANGLE OF 72.50 DEGREE;
THENCE IN A NORTHERLY DIRECTION WITH THE CENTER OF SAID ROAD FOR A DISTANCE OF 235.19 FEET, CHORD BEARING NORTH 04°51'30" EAST, CORD DISTANCE OF 234.70 FEET TO THE POINT OF BEGINNING; AND BEING 17.46 ACRES OR 758.26 SQ. SQUARE FEET OF LAND.

NORTH 59.5912° WEST - 13.80° FEET
NORTH 66.5011° WEST - 88.18° FEET
NORTH 65.7212° WEST - 88.18° FEET
NORTH 54.1818° WEST - 72.31° FEET
NORTH 53.6859° EAST - 68.14° FEET
NORTH 10.5550° WEST - 52.50° FEET
NORTH 10.5550° WEST - 52.50° FEET
NORTH 56.5850° WEST - 73.54° FEET
SOUTH 56.5850° WEST - 73.54° FEET

THE SOUTHWEST CORNER OF SAID LOT 12;
THENCE SOUTH 89°53'33" WEST, ALONG THE SOUTHLIN OF SAID LOT 12, PASSING A POINT FOR CORNER AT A DISTANCE OF 439.28 FEET; THENCE SOUTH 67°04'10" EAST, ALONG THE EASHLIN OF SAID LOT 12, TO AN IRON PILE MARK CHAIN NO. 12-1-1, BEARS SOUTH 60°28'40" EAST FOR A DISTANCE OF 36.02 FEET
TO A PLANT NAIL ON A COTLE WOODWARD BY DEED RECORDED IN VOLUME 2015, PAGE 202, HUNTSVILLE, TEXAS, SAME BEING
THE SOUTHEAST CORNER OF SAID LOT 12;

CORNER NORTH 89°00'00" WEST, GENERAL 1/4 SECTION, A BARRIQUADE FENCE LINE, O.G. GREEN COUNTY, TEXAS, S.E.C. 4585

TAKEN NORTH 90° 00' EAST SPLITTING SAID ROAD BEING WITH THE SOUTHWEST LINE OF SAID LOT 1 A AND SOUTH LINE OF SAID WILHELMSTRIE TRACT OF LAND PASSING A POINT NOW CORNER AT A DISTANCE OF 49.60 FEET FROM WITHIN AN INTERIOR BOUND LABELED "TOWALD" BEARS TOWARD 18° 40' 00" WEST FOR A DISTANCE OF 1.66 FEET A CONTIGUOUS LINE WITH SAID NORTH LINE FOR A TOTAL DISTANCE OF 106.90 FEETS TO A 3/8 ROD NOW FOUND IN THE EAST BASE OF A 1" CEDAR TREE WITH SAID BARWIRE.

BEING A PART OF THE CORNER OF TRACT OF LAND OWNED BY JONATHAN AND CHRISTINE ELAIS BY DEED RECORDED IN VOLUME 17 PAGE 562, HUNT COUNTY TEXAS.

BEING A TRACT OR COR. OF LAND, SITUATED IN LINCOLN COUNTY, TEXAS, AND BEING PART OF THE SHERWOOD MARBIDE SURVEY, ABSTRACT NO. 75, AND ALSO BEING PART OF A CALLED 94.7 ACRE TRACT OF LAND PREVIOUSLY OWNED BY CLARENCE G. WILLIAMS AND BEING A TRACT OF LAND ALSO KNOWN AS BEING LOT 12 OF PLOADES PLAT RECORDS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: 65x, 120' COLONY BEGINNING AT A 12" IRON ROD FOUND IN THE ROCK BASE OF AN ASPHALT PAVED ROAD IN THE CENTER OF SAID ROAD FOR