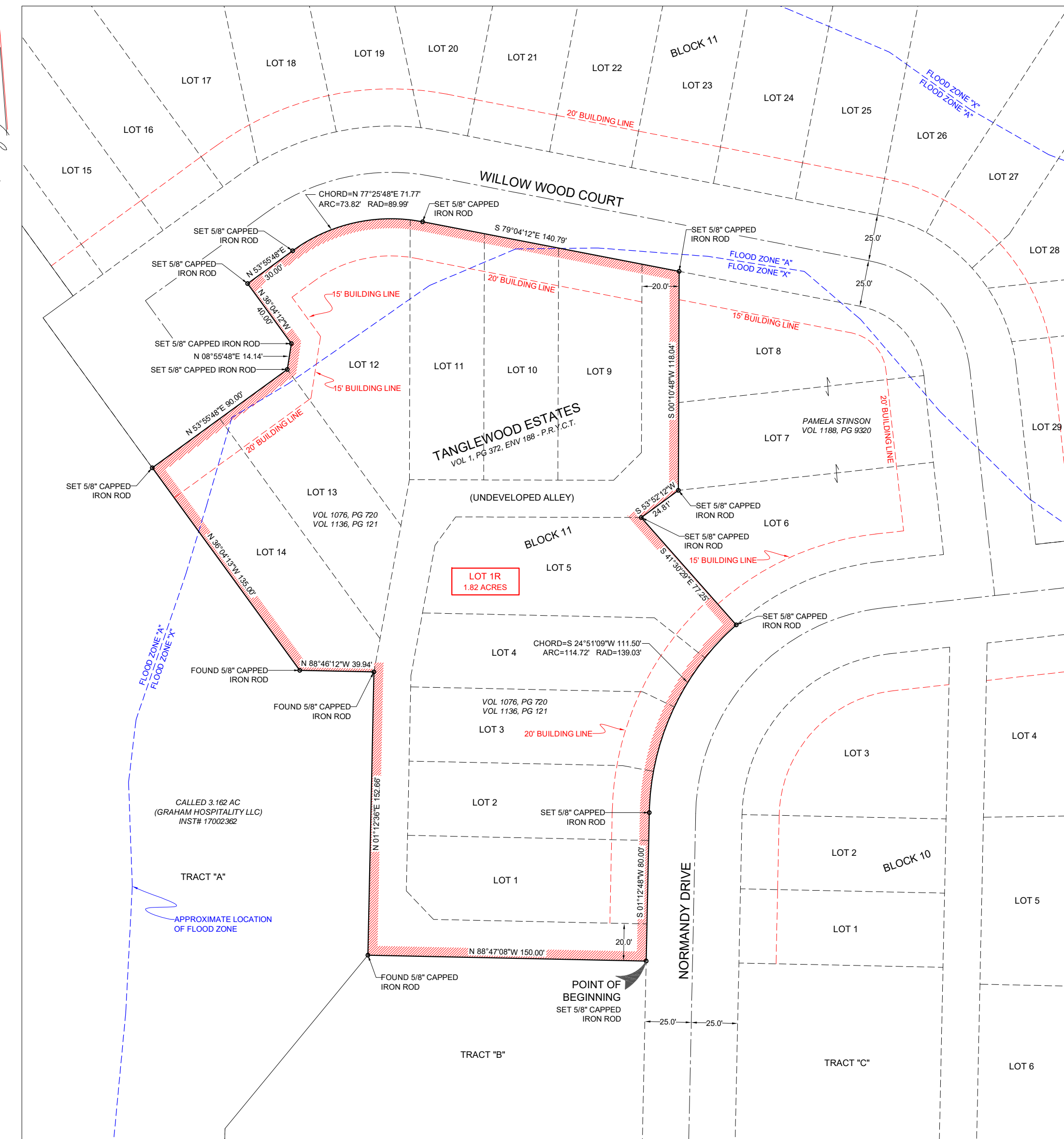


SCALE 1"=50'
BEARINGS BASED ON SPCS NAD83 TNCZ



NORTH



PLAT NO. E18-180409-1J, GATEWAY.CRD, TANGLEWOOD_BLK11_1R.DWG

PART OF THIS PROPERTY IS LOCATED IN FLOOD ZONE "A" (SFHAs SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 48503C0455E. (SEE MAP FOR APPROXIMATE LOCATION OF FLOOD ZONE)

UTILITIES SHOWN REFLECT ONLY THOSE THAT WERE VISIBLY APPARENT AND FOUND DURING THE COURSE OF THE SURVEY OR EASEMENT DESCRIPTIONS FURNISHED TO US PRIOR TO THE SURVEY.

THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

DEVELOPER/OWNER:
M. K. GRAHAM ESTATE PARTNERSHIP
P. O. BOX 10
GRAHAM, TX 76450

APPROVED THIS _____ DAY OF _____
20____ BY THE CITY PLANNING COMMISSION OF
THE CITY OF GRAHAM, TEXAS.

MAYOR _____

CITY SECRETARY _____

THIS IS TO CERTIFY THAT ALL TAXES DUE AND COLLECTED BY YOUNG COUNTY, THE CITY OF GRAHAM AND GRAHAM INDEPENDENT SCHOOL DISTRICT ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING _____ WITH THE FOLLOWING EXCEPTIONS:

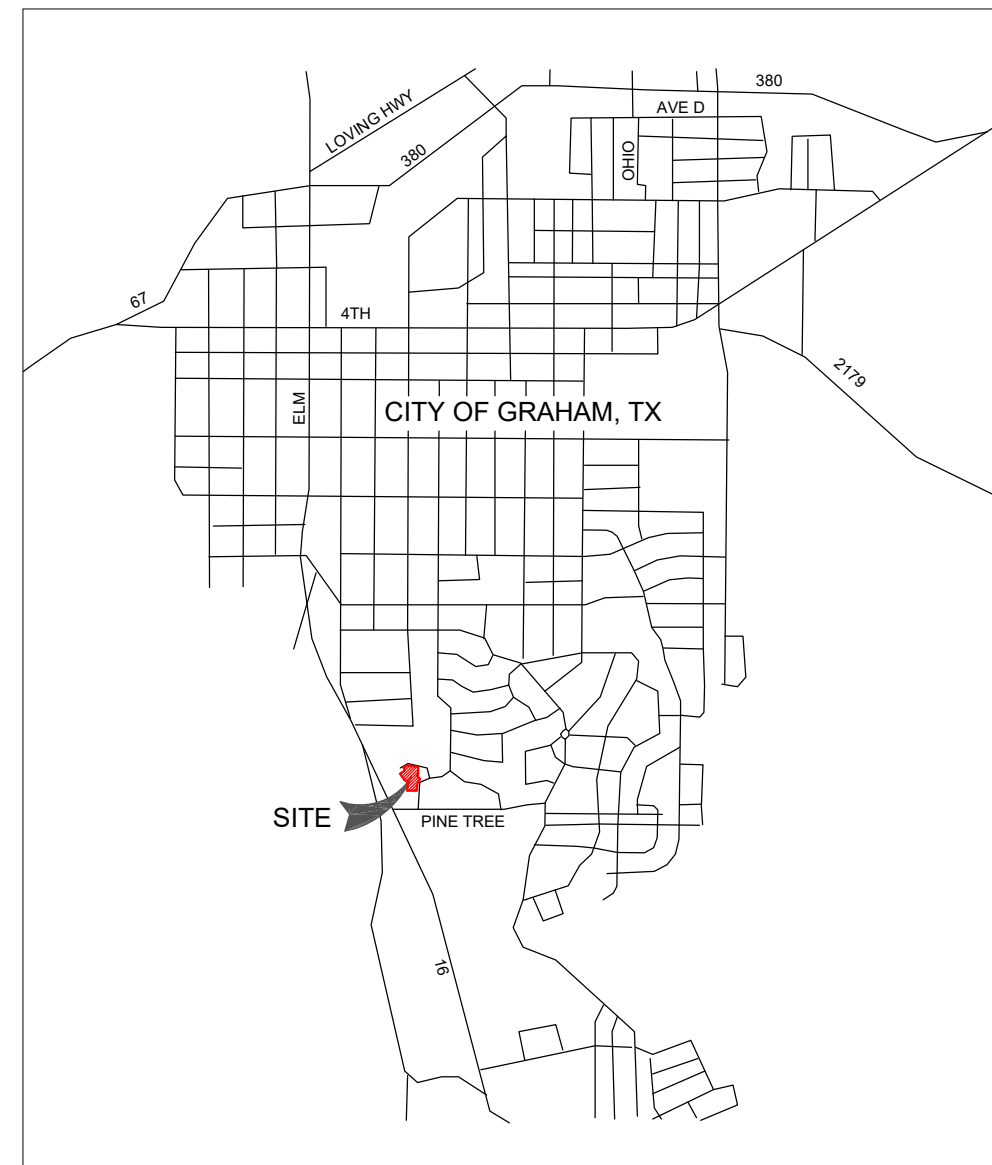
THIS CERTIFICATION IS CONDITIONAL ON VALUES CERTIFIED BY THE APPRAISAL DISTRICT AS OF THIS DATE. ANY CHANGES TO THE CERTIFIED VALUE MADE SUBSEQUENT TO THE DATE OF THE CERTIFICATION ARE NOT INCLUDED.

CHIEF APPRAISER: _____

BY DEPUTY: _____

DATE: _____

VICINITY MAP - SCALE 1"=3000'



Lot 1R Description (1.82 Acres)

A tract of land in Young County, Texas containing 1.82 acres being all of Lots 1 through 5, all of Lots 9 through 14, and the alley between said lots in Block 11 of Tanglewood Estates, an addition to the City of Graham, Texas as shown on a plat recorded in Volume 1, Page 372, Envelope 188 of the Plat Records of Young County, Texas, said 1.82 acre tract being more particularly described as follows:

BEGINNING at a 5/8 inch capped iron rod set at the northeast corner of Tract "B" of Tanglewood Estates in the west R. O. W. line of Normandy Drive and the southeast corner of a 20 foot wide alley from which the southeast corner of Lot 1, Block 11 of Tanglewood Estates bears North 1 degrees 12 minutes 48 seconds East a distance of 20.00 feet;

THENCE with the north line of said Tract "B" and also with the south line of said alley, North 88 degrees 47 minutes 08 seconds West for a distance of 150.00 feet to a 5/8 inch capped iron rod found in the east line of a called 3.162 acre tract described in Instrument No. 17002362 of the Official Public Records of Young County, Texas;

THENCE with the east line of said 3.162 acre tract and also with the west line of said alley, North 01 degrees 12 minutes 36 seconds East for a distance of 152.66 feet to a 5/8 inch capped iron rod found in the east line of said 3.162 acre tract and the most southerly southeast corner of Lot 14, Block 11 of Tanglewood Estates;

THENCE with a north line of said 3.162 acre tract and also with the south line of said Lot 14, North 88 degrees 46 minutes 12 seconds West for a distance of 39.94 feet to a 5/8 inch capped iron rod found at the most southerly southwest corner of said Lot 14;

THENCE with the northeast line of said 3.162 acre tract and also with the southwest line of said Lot 14, North 36 degrees 04 minutes 13 seconds West for a distance of 135.00 feet to a 5/8 inch capped iron rod set at the most westerly corner of said Lot 14 in the southeast line of Willow Wood Court;

THENCE with the northwest lines of Lot 14 and Lot 13 and also with the southeast line of said Willow Wood Court, North 53 degrees 55 minutes 48 seconds East for a distance of 90.00 feet to a 5/8 inch capped iron rod set at the most northerly corner of said Lot 13, the same being a corner of Lot 12;

THENCE with the west line of said Lot 12 and also with the east line of said Willow Wood Court, North 08 degrees 55 minutes 48 seconds East for a distance of 14.14 feet to a 5/8 inch capped iron rod set for corner;

THENCE with the southwest line of Lot 12 and also with the northeast line of said Willow Wood Court, North 36 degrees 04 minutes 12 seconds West for a distance of 40.00 feet to a 5/8 inch capped iron rod set at the most westerly corner of said Lot 12 in the south line of said Willow Wood Court;

THENCE with the north line of said Lot 12 and also with the south line of said Willow Wood Court, North 53 degrees 55 minutes 48 seconds East for a distance of 30.00 feet to a 5/8 inch capped iron rod set at the beginning of a curve;

THENCE continuing with the north line of said Lot 12 and the south line of said Willow Wood Court, along a curve to the right having a radius of 89.99 feet and an arc length of 73.82 feet, being subtended by a chord of North 77 degrees 25 minutes 48 seconds East for a distance of 71.77 feet to a 5/8 inch capped iron rod set in the north line of Lot 11 at the end of said curve;

THENCE continuing with the south line of said Willow Wood Court and the north lines of Lots 11, 10, 9, and an alley, South 79 degrees 04 minutes 12 seconds East for a distance of 140.79 feet to a 5/8 inch capped iron rod set at the northwest corner of Lot 8;

THENCE with the east line of said alley and also with the west lines of Lots 8 and 7, South 00 degrees 10 minutes 48 seconds West for a distance of 118.04 feet to a 5/8 inch capped iron rod set at the southwest corner of said Lot 7 and the most northerly northwest corner of Lot 6;

THENCE with the east line of said alley and also with the northwest line of said Lot 6, South 53 degrees 52 minutes 12 seconds West for a distance of 24.81 feet to a 5/8 inch capped iron rod set at the most westerly corner of said Lot 6 and the most northerly northeast corner of Lot 5;

THENCE with the northeast line of said Lot 5 and the southwest line of said Lot 6, South 41 degrees 30 minutes 29 seconds East for a distance of 77.25 feet to a 5/8 inch capped iron rod set in the west R. O. W. line of Normandy Drive at the most easterly corner of said Lot 5;

THENCE with the west line of said Normandy Drive and also with the east lines of Lots 5, 4, 3, and 2, along a curve to the left having a radius of 139.03 feet and an arc length of 114.72 feet, being subtended by a chord of South 24 degrees 51 minutes 09 seconds West for a distance of 111.50 feet to a 5/8 inch capped iron rod set at the end of said curve in the east line of said Lot 2;

THENCE with the west line of said Normandy Drive and also with the east lines of Lots 2, 1, and an alley, South 01 degrees 12 minutes 48 seconds West for a distance of 80.00 feet to the POINT OF BEGINNING.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JESSE W. LOETZ, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GRAHAM, TEXAS.

SURVEYED ON THE GROUND ON 04/09/2018.
JESSE W. LOETZ, R.P.L.S. NO. 5872

YOUNG COUNTY, TEXAS
**RE-PLAT & CONSOLIDATION
OF LOTS 1-5, LOTS 9-14, AND THE
ALLEY BETWEEN THESE LOTS IN
BLOCK 11, TANGLEWOOD ESTATES
IN THE CITY OF GRAHAM, TX
INTO
LOT 1R, BLOCK 11
TANGLEWOOD ESTATES**



CLEAR FORK SURVEYING
& MAPPING CO., INC.
"Show Detail, Set Remains, Eke, Neighbor's
Landmark" Zent, 10/14
420 WEST FOURTH ST
GRAHAM, TX 76450
940-549-0700
FIRM NO. 10083200