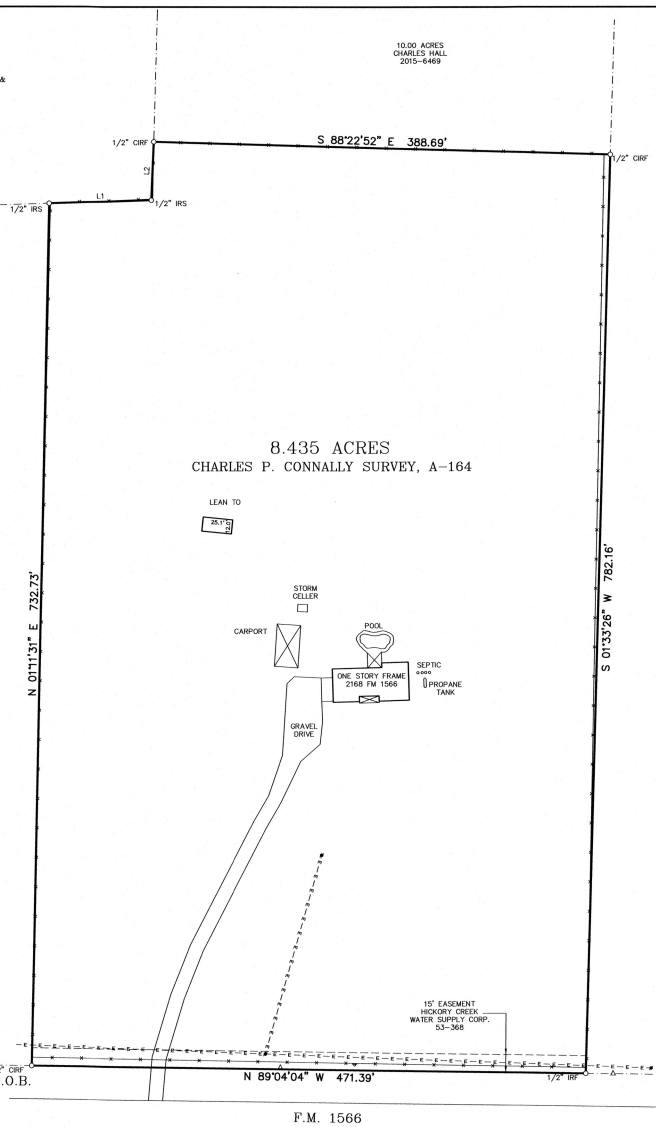


LINE	BEARING	DISTANCE
L1	N 88°07'34" E	86.73'
L2	N 02°26'52" E	49.82'

16.00 ACRES
LINDSEY GREENWAY &
CHASE GREENWAY
2015-6471

10.00 ACRES
CHARLES HALL
2015-6469

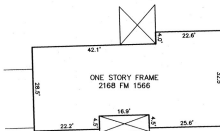


8.435 ACRES
CHARLES P. CONNALLY SURVEY, A-164

2.828 ACRES
SANDRA S. WILEY
1582-452

35 ACRES
MICHAEL WHENN NEWELL &
PATRICK E. NEWELL
855-507

HOUSE DETAIL



LEGAL DESCRIPTION

BEING a tract or parcel of land situated in Hunt County, Texas, being a part of the Charles P. Connally Survey, Abstract No. 164, being all of a 8.420 acre tract of land as described in a Warranty Deed with Vendor's Lien from Nathan Elhart and Lauren Elhart to Kaylene M. Basham as recorded in/under Document No. 2016-15364 of the Official Public Records of Hunt County, Texas and being further described as follows:

BEGINNING at a capped 1/2 inch iron rod found for a corner at the southwest corner of said 8.420 acre tract on the north Right-of-Way of Farm-to-Market Road No. 1566, said Point of Beginning being at the existing southeast corner of a 2.828 acre tract as conveyed to Sandra Wiley as recorded in Volume 1582 at Page 452 of the Official Public Records of Hunt County, Texas;
THENCE N 01°11'31\" E along a fence, along the west line of said 8.420 acre tract and the east line of said 2.828 acre tract, a distance of 732.73 feet to a 1/2 inch iron rod set for a corner at the northwest corner of said 8.420 acre tract;
THENCE N 88°07'14\" E along a fence, a distance of 86.73 feet to a 1/2 inch iron rod set for a corner, said corner being at the existing southeast corner of a 16.000 acre tract as conveyed to Lindsey and Chase Greenway as recorded in/under Document No. 2015-6471 of the Official Public Records of Hunt County, Texas;
THENCE N 02°26'52\" E along a fence and the east line of said 16.000 acre tract, a distance of 49.82 feet to a capped 1/2 inch iron rod found for a corner, said corner being at the existing southwest corner of a 10.000 acre tract as conveyed to Charles Hall as recorded in/under Document No. 2015-6469 of the Official Public Records of Hunt County, Texas;
THENCE S 88°22'52\" E along a fence, the north line of said 8.420 acre tract and the south line of said 10.000 acre tract, a distance of 388.69 feet to a capped 1/2 inch iron rod found for a corner at the northeast corner of said 8.420 acre tract;
THENCE S 01°33'20\" W along the east line of said 8.420 acre tract, a distance of 782.16 feet to a 1/2 inch iron rod found for a corner at the southeast corner of said 8.420 acre tract on the north Right-of-Way of Farm-to-Market Road No. 1566;
THENCE N 89°04'04\" W along the south line of said 8.420 acre tract and the north Right-of-Way of Farm-to-Market Road No. 1566, a distance of 471.39 feet returning to the Point of Beginning and containing 8.435 acres of land and being known as No. 2168 Farm-to-Market Road No. 1566.

SURVEYORS CERTIFICATE

I, Donald S. Holder, Registered Professional Land Surveyor, State of Texas, hereby certify that the plat heron 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: July 6, 2022
Scale: 1" = 50'

NOTES:

- Bearings are based on WGS84.
- According to the Flood Insurance Rate Map No. 48231C0125G 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. 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.
- Easement to Hickory Creek Water Supply Corp., dated 5-20-86 as recorded in Volume 53 at Page 368 of the Real Property Records of Hunt County, Texas does affect the above described tract of land as shown on drawing.
- Easement to Hickory Creek Special Utility District, dated 6-3-02 as recorded in Volume 904 at Page 520 of the Official Public Records of Hunt County, Texas does affect the above described tract of land.
- Certification of OSSF Requiring Maintenance, dated June 6, 2017, executed by Kaylene M. Basham, filed on June 9, 2017 as recorded in/under Document No. 2017-7599 of the Official Public Records of Hunt County, Texas does affect the above described tract of land. (No specific location described in document.)
- Easement to Hickory Creek Special Utility District, dated December 27, 2016, filed February 20, 2017 as recorded in/under Document No. 2017-2190 of the Official Public Records of Hunt County, Texas does affect the above described tract of land. (No specific location described in document.)
- Easement to Shayland Utilities, LP, dated December 19, 2016, filed February 24, 2017 as recorded in/under Document No. 2017-2430 of the Official Public Records of Hunt County, Texas does affect the above described tract of land. (No specific location described in document.)

SCALE: 1" = 50'

LEGEND

# POWER POLE	WATER VALVE	WALKWAY	UNDERGROUND CABLE MARKER	- - - - - WOOD FENCE
WATER METER	PIPE HOUSING	CLEAN OIL	BARBED WIRE FENCE	CHALKLINE FENCE
4\"/>				



Owens Land Surveying

www.owenslandsurveying.com (903) 450-9837 / (803) 450-9875

FIRM REG. CERT. #10022400
P.O. BOX 1115
GREENVIEW, TX. 75403

DATE: JULY 6, 2022	SCALE: 1" = 50'
DRAWN BY: S. HOLDER	JOB NO.: 2022-324