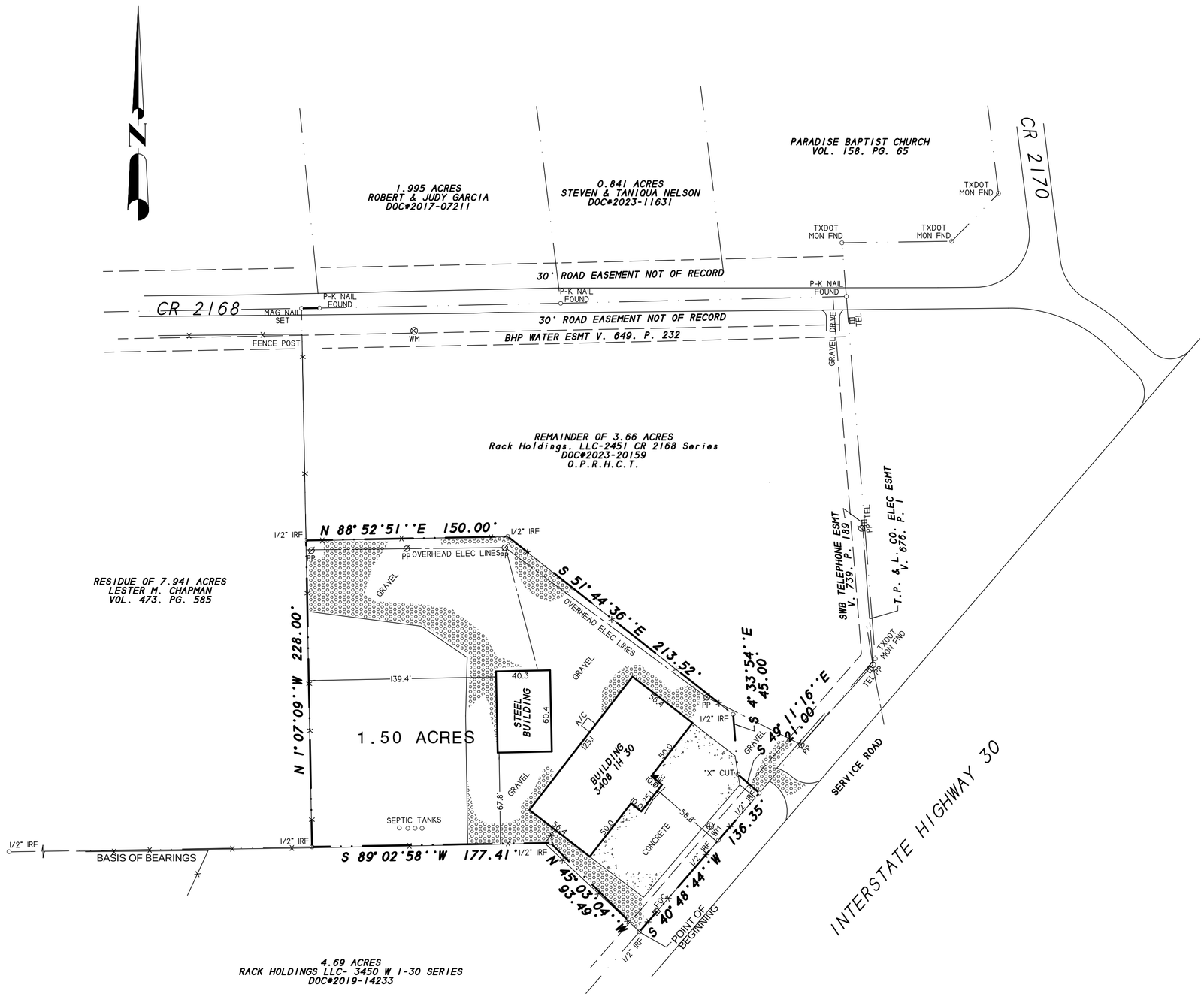

SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____

DESCRIPTION

All that certain lot, tract or parcel of land situated in the Billington Taylor Survey, Abstract No. 1245, Hunt County, Texas, and being a part of a 3.66 acres tract of land as described in a Warranty deed from Lester Chapman and Joy Chapman to Rack Holdings, LLC-2451 CR 2168 Series, as recorded in Document number 2023-20159 of the Official Public Records of Hunt County, Texas, and being all of a 0.10 acres tract of land as described in a Warranty deed from Rack Holdings-3450 W I-30 Series to Rack Holdings, LLC-2451 CR 2168 Series, as recorded in Document no. 2024-00975 of the Official Public Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the northwest right-of-way line of Interstate Highway 30, said point being at the southwest corner of said 0.10 acres tract of land;

THENCE N. 45 deg. 03 min. 04 sec. W. a distance of 93.49 feet to a 1/2" iron rod found for corner in the south boundary line of said 3.66 acres tract of land;

THENCE S. 89 deg. 02 min. 58 sec. W. along the south boundary line of said 3.66 acres tract, a distance of 177.41 feet to a 1/2" iron rod found the southwest corner of same;

THENCE N. 01 deg. 07 min. 09 sec. W. along the west boundary of said 3.66 acres tract, a distance of 228.00 feet to a 1/2" iron rod found for corner;

THENCE N. 88 deg. 52 min. 51 sec. E. a distance of 150.00 feet to a 1/2" iron rod found for corner;

THENCE S. 51 deg. 44 min. 36 sec. E. a distance of 213.52 feet to a 1/2" iron rod found for corner;

THENCE S. 04 deg. 33 min. 54 sec. E. a distance of 45.00 feet to an "X" chiseled in edge of concrete for corner;

THENCE S. 49 deg. 11 min. 46 sec. E. a distance of 21.00 feet to a 1/2" iron rod found for corner in the northwest right-of-way line of Interstate Highway 30;

THENCE S. 40 deg. 48 min. 44 sec. W. along said right-of-way line, a distance of 136.35 feet to the POINT OF BEGINNING and containing 1.50 acres of land.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48231C0375 dated January 6, 2012, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED IN VOL. 745, PG. 67 D.R.H.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) THE FOLLOWING EASEMENTS DO NOT APPEAR TO AFFECT THIS LOT: (i) V. 692, P. 129

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Rack Holdings, LLC - 2451 CR 2168 Series, at 3408 IH 30, Hunt County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 15th day of November, 2024.

Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE	NOVEMBER 15, 2024
SCALE 1" = 60'	FILE # 20230131-F4
CLIENT RACK HOLDINGS	GF # 231586633-10GH

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com