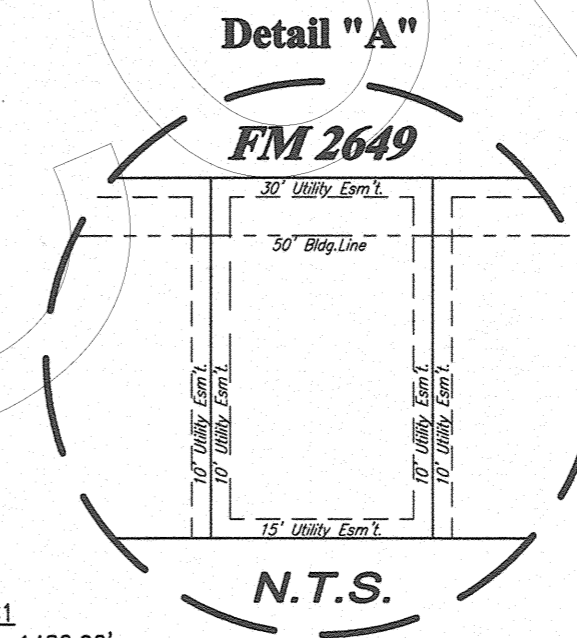
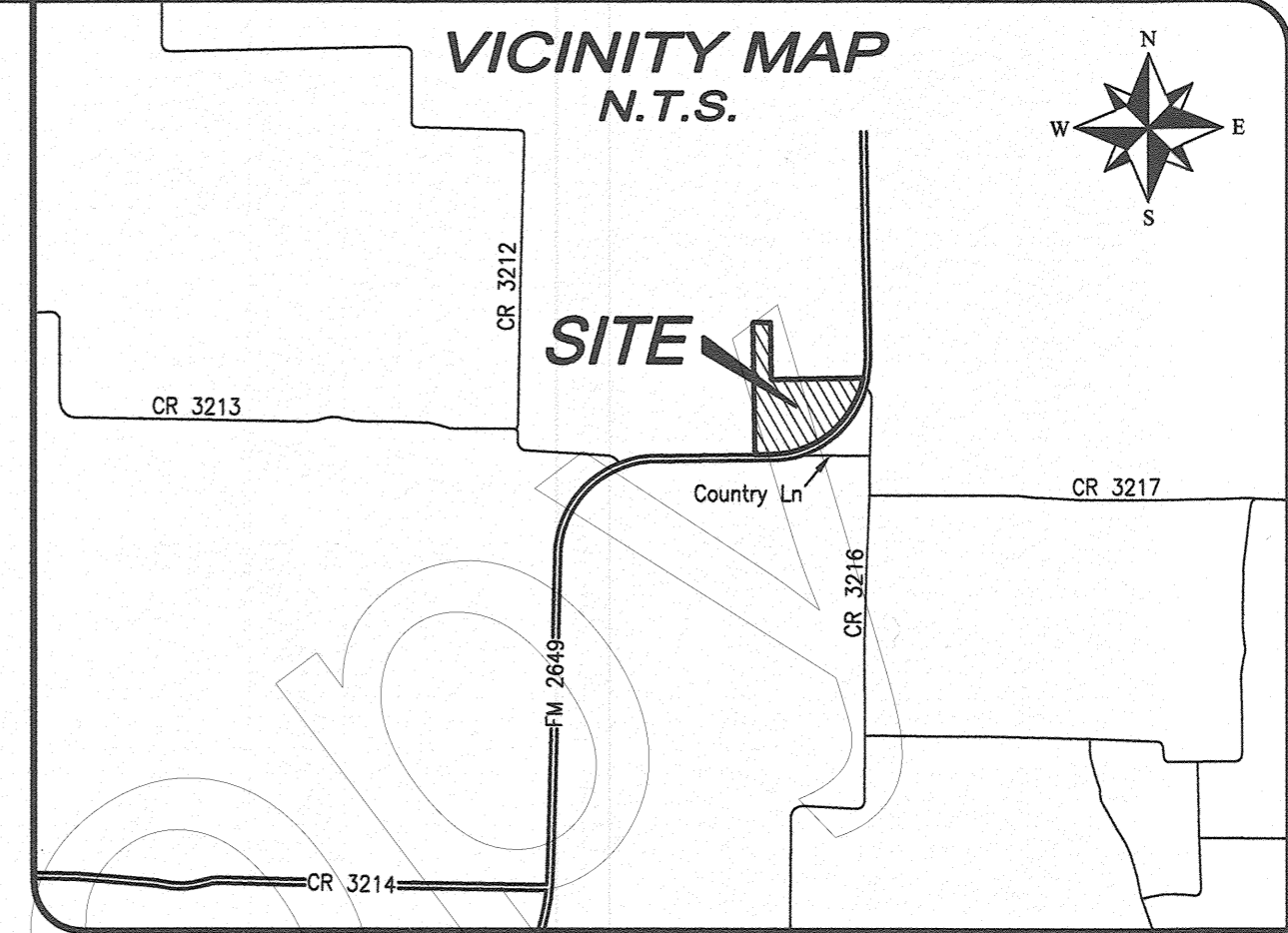
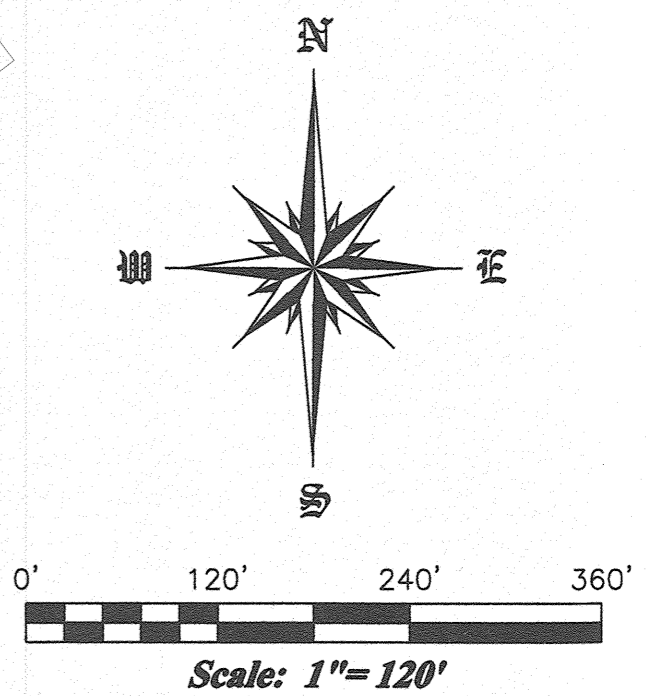


Troy & Melinda Whitaker  
 and Alice Justice  
 Called 12.50 Acres  
 Doc.# 2020-12747, OPRHCT



C1  
 A=1482.92'  
 R=1095.92'  
 Δ=77°31'42"  
 CB=S50°55'22"W  
 CL=1372.35'

LINE	BEARING	DISTANCE
L1	S89°39'12"W	187.05'
L2	S88°13'12"E	200.13'
L3	N65°57'31"E	40.87'
L4	N65°57'31"E	40.87'
L5	N65°57'31"E	40.87'
L6	N65°57'31"E	40.87'
L7	N51°16'33"E	40.14'
L8	N51°16'33"E	40.14'
L9	N27°21'59"E	42.05'



**Legend**

Stovall Cpd.IRF	1/2" Iron Rod w/Orange Cap Stamped "STOVALL & ASSOC" Found
By-Line Cpd.IRF	1/2" Iron Rod w/Yellow Cap Stamped "BY-LINE SURVEYING" Found
Glas Cpd.IRS	1/2" Iron Rod w/Yellow Cap Stamped "GLAS RPLS 6081" Set
DRHCT	Deed Records, Hunt County, Texas
OPRHCT	Official Public Records, Hunt County, Texas
IRF	Iron Rod Found
Conc.Mon.Fnd.	Concrete Monument Found
UE	Utility Easement
CM	Controlling Monument
℄	Centerline

**Final Plat of**  
**Lone Oak Addition**  
 Being all of a called 22.388 acre tract as recorded  
 under Document No. 2024-00086, OPRHCT  
 22.391 Acres  
**John Blocker Survey, Abstract No. 81**  
**Hunt County, Texas**  
**January 3, 2024**  
**Sheet 1 of 2**

Drawings \2024\AC01537.dwg

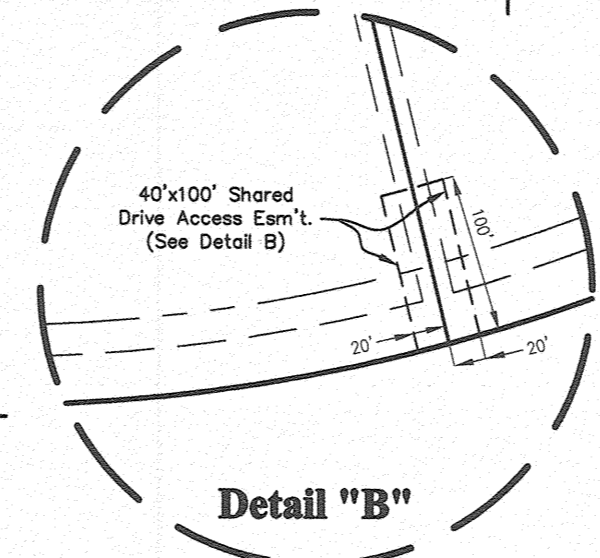
**Owner:**  
 Classic Country Land, LLC  
 940 W Stacy Road, Suite 140  
 Allen, Tx 75013

**Attn:** Emma Wigginton  
 (972) 846-7807  
 emma@classiccountryland.com

**Surveyor:**  
 Glas Land Surveying Inc.  
 PO Box 17  
 Wolfe City, Tx 75496

**Attn:** John Glas  
 (903) 355-8105  
 john@glaslandsurveying.com

**Glas Land Surveying Inc**  
 PO Box 17, Wolfe City, Texas 75496  
 Office: (903) 355-8105  
 www.glaslandsurveying.com  
 TBPELS Firm No. 10193970

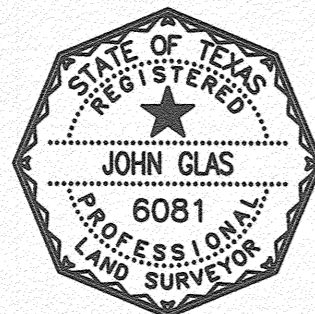


SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF HUNT §

I, John Glas, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge and belief this 12th day of JANUARY, 2024.

John Glas
R.P.L.S. No. 6081



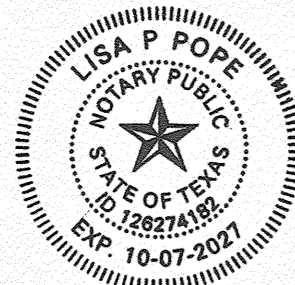
ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF HUNT §

BEFORE ME, the undersigned authority, on this day personally appeared John Glas, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12 day of Jan, 2024.

Lisa P. Pope
Notary Public in and for
The State of Texas



NOTES

- 1) This survey has been performed without the benefit of a Title Commitment.
2) Subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request.
3) Source bearing is based on the most southerly north line of called 22.388 acre tract as recorded under Document No. 2024-00086 of the Official Public Records of Hunt County, Texas. This line is denoted by controlling monuments.
4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-Year Flood per Flood Insurance Rate Map Number 48231C0425 G of F.E.M.A. Flood Insurance Rate Maps for Hunt County, Texas and Incorporated Areas, dated January 6, 2012 (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, 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. Surveyor makes no representation as to the accuracy of said FIRM.
5) 1/2-inch iron rod with yellow cap stamped "GLAS RPLS 6081" set at all lot corners unless otherwise noted.
6) Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
7) The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
8) The County will not be responsible for the maintenance and operation of drainage ways for the control of erosion.
9) The County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
10) The County will not be responsible for the availability or delivery of any private well water in a subdivision.
11) All culverts within any right-of-way require County Permit Approval and must meet minimum County standards.
12) The County will not maintain Roadways or Public Improvements dedicated by this Plat except by express Order of the Commissioners Court, entered of record in the minutes of the Commissioners Court, specifically identifying any Roadway or Public Improvement and specifically accepting it for County maintenance.
13) Easements: Any public utility, including the County, shall have the right to remove and keep clear all or part of any building, fences, trees, overgrown shrubs or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the Easement or Right-of-Way shown on the Plat (or filed by separate instrument that is associated with said property); and any public utility, including the County, shall have the right at all times an ingress and egress to and from upon said Easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Easements shall be maintained by property owners. The County can remove trees or any other improvement(s) and does not have the responsibility to replace them.
14) Water Service Provider: CASH SPECIAL UTILITY DISTRICT
Electric Service Provider: FARMERS ELECTRIC COOPERATIVE

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF HUNT §

WHEREAS Classic Country Land, LLC is the owner of a tract of land situated in the State of Texas and County of Hunt, being part of the John Blocker Survey, Abstract No. 81, and being all of a called 22.388 acre tract of land as recorded under Document No. 2024-00086 of the Official Public Records of Hunt County, Texas (OPRHCT) with said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the curving west right-of-way line of F.M. Highway 2649 (100' Right-of-Way) marking the most easterly northeast corner of said 22.388 acre tract, the most easterly northeast corner of said premises, and the southeast corner of a called 15.74 acre tract as recorded under Document No. 2011-13783, OPRHCT, and being the beginning of a non-tangent curve to the right;

THENCE with the curving right-of-way line of F.M. Highway 2649, the curving east and south line of said 22.388 acre tract, and the curving east and south line of said premises as follows:

Southwesterly along said curve through a central angle of 77°31'42" for an arc distance of 1,482.92 feet and having a radius of 1,095.92 feet (chord = South 50°55'22" West, 1,372.35 feet) to a concrete monument found (broken) marking the end of said curve;

South 89°39'12" West, 187.05 feet to a 1/2-inch iron rod found marking the southwest corner of said 22.388 acre tract, the southwest corner of said premises and the southeast corner of a called 12.50 acre tract as recorded under Document No. 2020-12747, OPRHCT;

THENCE with the west line of said 22.388 acre tract, the west line of said premises, and the east line of said 12.50 acre tract, North 00°18'40" West, 1,516.98 feet to a 1/2-inch iron rod found marking the northwest corner of said 22.388 acre tract, the northwest corner of said premises, and the southwest corner of a called 10.100 acre tract as recorded in Volume 448, Page 239 of the Deed Records of Hunt County, Texas, from which a 1/2-inch iron rod found bears North 00°20'10" West, 344.17 feet;

THENCE with the north line of said 22.388 acre tract, the north line of said premises, and the south line of said 10.100 acre tract, South 88°13'12" East, 200.13 feet to a 1/2-inch iron rod found marking the northeast corner of said 22.388 acre tract, the northeast corner of said premises, and the northwest corner of the aforementioned 15.74 acre tract, from which a 1/2-inch iron rod found with orange cap stamped "STOVALL & ASSOC" found bears South 88°30'02" East, 1,080.23 feet;

THENCE with an east line of said 22.388 acre tract, an east line of said premises, and the west line of said 15.74 acre tract, South 00°18'22" East, 654.28 feet to a 1/2-inch iron rod with yellow cap stamped "BY-LINE SURVEYING" found marking an interior ell-corner of said 22.388 acre tract, an interior ell-corner of said premises, and the southwest corner of said 15.74 acre tract;

THENCE with the most southerly north line of said 22.388 acre tract, the most southerly north line of said premises, and the south line of said 15.74 acre tract, North 89°28'17" East, 1,057.15 feet to the point of beginning and containing 22.391 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Classic Country Land, LLC does hereby adopt this plat designating the herein above described property as Lone Oak Addition, an addition to Hunt County, and dedicates to the public use forever the street or roads and easements shown hereon, (if any) for the use and accommodation of any public utility desiring to use or using same for the purpose of construction, maintaining, adding to or removing any or all of their respective systems located therein.

WITNESS, my hand, this the 15th day of January, 2024.

Scott Wigginton
Scott Wigginton, Representative of
Classic Country Land, LLC

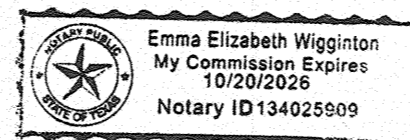
ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF HUNT §

BEFORE ME, the undersigned authority, on this day personally appeared Scott Wigginton, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15 day of January, 2024.

Emma Elizabeth Wigginton
Notary Public in and for
The State of Texas



COUNTY JUDGE'S APPROVAL

STATE OF TEXAS §
COUNTY OF HUNT §

KNOW ALL MEN BY THESE PRESENTS:

I, COUNTY JUDGE OF HUNT COUNTY, TEXAS, do hereby certify that this final plat, with field notes hereon, having been fully presented to the Commissioner Court of Hunt County, Texas, and by the said Court duly considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Hunt County, Texas.

County Judge, Hunt County, Texas

1/23/2024
Date

CERTIFICATE OF APPROVAL

Approved, this 9 day of January, 2024, by the Commissioner's Court of Hunt County, Texas.

County Judge

Commissioner

Commissioner

Commissioner

Commissioner

Health Department

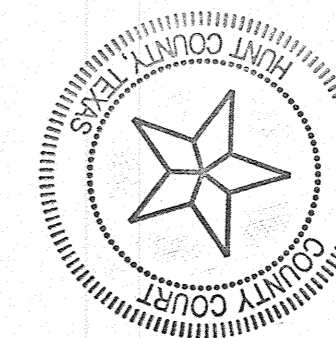
COUNTY CLERK'S APPROVAL
CERTIFICATE OF COMPLIANCE

The undersigned, the County Clerk of Hunt County, Texas does hereby certify that on the 9 day of January, 2024, the Hunt County Commissioner's Court, by appropriate minute order, did find that this final plat is in compliance with applicable State and County subdivision regulations, and did approve the same for filing in the plat records of Hunt County, Texas

Certified this 01 day of February, 2024.

Becky Landrum

County Clerk
Hunt County, Texas



THE STATE OF TEXAS
COUNTY OF HUNT

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of HUNT County, Texas.

2024-01734 PLAT
02/01/2024 09:50 AM

Becky Landrum
County Clerk
Hunt County, TX

Final Plat of
Lone Oak Addition
Being all of a called 22.388 acre tract as recorded
under Document No. 2024-00086, OPRHCT
22.391 Acres
John Blocker Survey, Abstract No. 81
Hunt County, Texas
January 3, 2024
Sheet 2 of 2

Drawings\2024\AC01537.dwg

Owner:
Classic Country Land, LLC
940 W Stacy Road, Suite 140
Allen, Tx 75013
Attn: Emma Wigginton
(972) 846-7807
emma@classiccountrylnd.com

Surveyor:
Glas Land Surveying Inc.
PO Box 17
Wolfe City, Tx 75496
Attn: John Glas
(903) 355-8105
john@glaslandsurveying.com



Glas Land Surveying Inc

PO Box 17, Wolfe City, Texas 75496
Office: (903) 355-8105
www.glaslandsurveying.com
TBPELS Firm No. 10193970

**Issued By:**  
HUNT COUNTY TAX OFFICE  
RANDY L. WINEINGER, TAX ASSESSOR/COLLECTOR  
PO BOX 1042  
GREENVILLE, TX 75403-1042

Property Information	
Property ID: 118598	Geo ID: 0081-0020-0110-50
Legal Acres: 22.3880	
Legal Desc: A0081 BLOCKER JOHN, TRACT 2-11, ACRES 22.388	
Situs: 3524 FM 2649 LONE OAK, 75453	
DBA:	
Exemptions:	

Owner ID: 1375755      100.00%  
SOLVE HOME PROBLEMS LLC  
3478 CATCLAW DR #225  
ABILENE, TX 79606

For Entities	Value Information
HUNT COUNTY	Improvement HS: 0
HUNT MEMORIAL HD	Improvement NHS: 40,160
LONE OAK ISD	Land HS: 0
	Land NHS: 318,690
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value: 358,850

**Current/Delinquent Taxes**

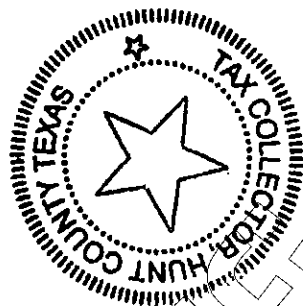
This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 01/03/2024

Total Due if paid by: 01/31/2024

0.00



**HUNT COUNTY**  
TAX ASSESSOR & COLLECTOR  
P.O. BOX 1042  
GREENVILLE, TX 75403 1042

<b>Tax Certificate Issued for:</b>	<b>Taxes Paid in 2023</b>
HUNT COUNTY	1,205.74
HUNT MEMORIAL HD	709.78
LONE OAK ISD	4,159.79

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 01/03/2024  
Requested By: JOHN CHRISTOPHER GLAS  
Fee Amount: 10.00  
Reference #:

*Tatiana Blackwell*  
Signature of Authorized Officer of Collecting Office

Unofficial Copy

HUNT COUNTY  
PROPERTY ASSESSOR & COLLECTOR  
300 BOYD BLVD  
FARMINGTON, TN 37630



2024-01734