

120.341 ACRES  
L. LOYD SURVEY, A - 596

**LEGAL DESCRIPTION**

BEING a tract or parcel of land situated in Hunt County, Texas, being a part of the L. Loyd Survey, Abstract No. 596, being all of Lot 1, Block 1 of the CAYWOOD ADDITION, an addition to the City of Greenville, Texas, according to the Plat thereof recorded in Cabinet G on Slides 397-398 of the Plat Records of Hunt County, Texas, also being a part of a 247 (First Tract) acre tract of land, part of a 28 (Second Tract) acre tract of land, all of a 4.97 (Third Tract) acre tract of land and all of a 0.991 (Fifth Tract) acre tract of land as described in a Substitute Trustee's Deed from E.J. Wall to Jamie R. Wall as recorded in Volume 124 at Page 126 of the Real Property Records of Hunt County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner on the north Right-of-Way of Interstate Highway No. 30 Service Road, said Point of Beginning being at the existing southwest corner of a 2,000 acre tract as conveyed to Tech-Away of Texas, LLC as recorded in under Document No. 2017-16708 of the Official Public Records of Hunt County, Texas;

THENCE N 87°57'37" W along a fence and the north Right-of-Way of Interstate Highway No. 30 Service Road, a distance of 1504.04 feet to a concrete monument found for a corner;

THENCE N 88°34'00" W along a fence and the north Right-of-Way of Interstate Highway No. 30 Service Road, a distance of 1185.99 feet to a 1/2 inch iron rod found for a corner;

THENCE N 87°46'01" W along a fence and the north Right-of-Way of Interstate Highway No. 30 Service Road, a distance of 104.78 feet to a 1/2 inch iron rod found for a corner;

THENCE N 88°44'37" W along the north Right-of-Way of Interstate Highway No. 30 Service Road, a distance of 306.07 feet to a concrete monument found for a corner;

THENCE N 87°57'18" W along the north Right-of-Way of Interstate Highway No. 30 Service Road, a distance of 147.77 feet to a 1/2 inch iron rod set for a corner;

THENCE N 63°52'14" W along the north Right-of-Way of Interstate Highway No. 30 Service Road, a distance of 129.48 feet to a 1/2 inch iron rod set for a corner on the northeast Right-of-Way of Farm-to-Market Road No. 499, said corner being at the existing southeast corner of a 6.620 acre tract as conveyed to Legacy Housing, LTD as recorded in Volume 1602 at Page 530 of the Official Public Records of Hunt County, Texas;

THENCE N 00°15'09" E along the east line of said 6.620 acre tract, a distance of 759.84 feet to a 1/2 inch iron rod found for a corner at the northeast corner of said 6.620 acre tract, said corner being at the existing southeast corner of a 12.770 acre tract as conveyed to Top Rail Cowboy Church as recorded in under Document No. 2012-9658 of the Official Public Records of Hunt County, Texas;

THENCE N 00°12'18" E along the east line of said 12.770 acre tract, a distance of 815.34 feet to a 1/2 inch iron rod found for a corner at the northeast corner of said 12.770 acre tract, said corner being at the existing southeast corner of a 2,000 acre tract as conveyed to Kathryn Holicky as recorded in Volume 759 at Page 128 of the Official Public Records of Hunt County, Texas;

THENCE N 00°09'02" E along the east line of said 2,000 acre tract, a distance of 214.52 feet to a capped 1/2 inch iron rod found for a corner at the northeast corner of said 2,000 acre tract, said corner being at the existing southeast corner of a 1,000 acre tract as conveyed to Charlotte Ellis as recorded in Volume 1210 at Page 349 of the Official Public Records of Hunt County, Texas;

THENCE N 00°09'06" E a distance of 385.89 feet to a capped "STOVALL" 1/2 inch iron rod found for a corner, said corner being at the existing northeast corner of a 2,350 acre tract as conveyed to Robert Blackstock as recorded in under Document No. 2012-13716 of the Official Public Records of Hunt County, Texas;

THENCE S 88°57'23" E along a fence, a distance of 932.35 feet to a capped "WISDOM" 1/2 inch iron rod found for a corner;

THENCE S 01°04'00" W along a fence, a distance of 327.95 feet to a 1/2 inch iron rod found for a corner;

THENCE S 00°51'30" W along a fence, a distance of 223.11 feet to a capped 1/2 inch iron rod found for a corner at the northwest corner of Lot 1;

THENCE S 89°08'32" E along the north line of Lot 1, a distance of 264.54 feet to a 1/2 inch iron rod found for a corner at the northeast corner of Lot 1;

THENCE S 00°52'12" W along the east line of Lot 1, a distance of 336.68 feet to a 1/2 inch iron rod found for a corner at the southeast corner of Lot 1;

THENCE S 89°02'48" E along a fence, a distance of 303.33 feet to a 1/2 inch iron rod found for a corner;

THENCE S 87°26'19" E along a fence, a distance of 266.00 feet to a point for a corner in a creek, said distance of 30.00 feet, said corner also being at the existing southwest corner of a 15,358 acre tract as conveyed to Maynard and Patricia Nelson as recorded in Volume 500 at Page 196 of the Real Property Records of Hunt County, Texas;

THENCE S 85°38'29" E along a fence and the south line of said 15,358 acre tract, passing a 1/2 inch iron rod set on the east side of said creek at a distance of 30.00 feet, in all a total distance of 1459.37 feet to a 2 inch pipe found for a corner at the southeast corner of said 15,358 acre tract, said corner being at the existing northwest corner of Lot 6, of the WALL-VIEW ESTATES, SECTION TWO, an addition to Hunt County as recorded in Volume 400 at Page 1321 of the Plat Records of Hunt County, Texas;

THENCE S 00°01'24" W along a fence and the west line of Lot 6, a distance of 196.73 feet to a 2 inch pipe found for a corner at the southwest corner of Lot 6;

THENCE S 00°16'29" W along a fence and the west line of Lot 7, a distance of 196.77 feet to a 2 inch pipe found for a corner at the southwest corner of Lot 7;

THENCE S 00°15'58" W along a fence and the west line of Lot 8, a distance of 199.82 feet to a 2 inch pipe found for a corner at the southwest corner of Lot 8;

THENCE S 00°11'49" W along a fence and the west line of Lots 9 and 10, a distance of 395.68 feet to a fence post for a corner at the southwest corner of Lot 10;

THENCE S 87°41'15" E along a fence and the south line of Lot 10, a distance of 153.46 feet to a capped "WISDOM" 1/2 inch iron rod found for a corner at the northwest corner of said 2,000 acre tract;

THENCE S 00°09'56" W along a fence and the west line of said 2,000 acre tract, a distance of 300.27 feet returning to the Point of Beginning and containing 120.341 acres of land.

**SURVEYOR'S CERTIFICATE**

I, Frank R. Owens, Registered Professional Land Surveyor, State of Texas, hereby certify that the plat hereon 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.

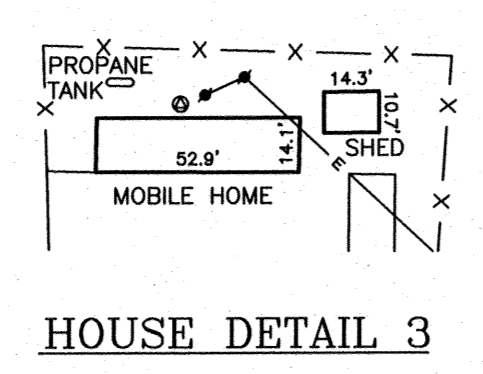
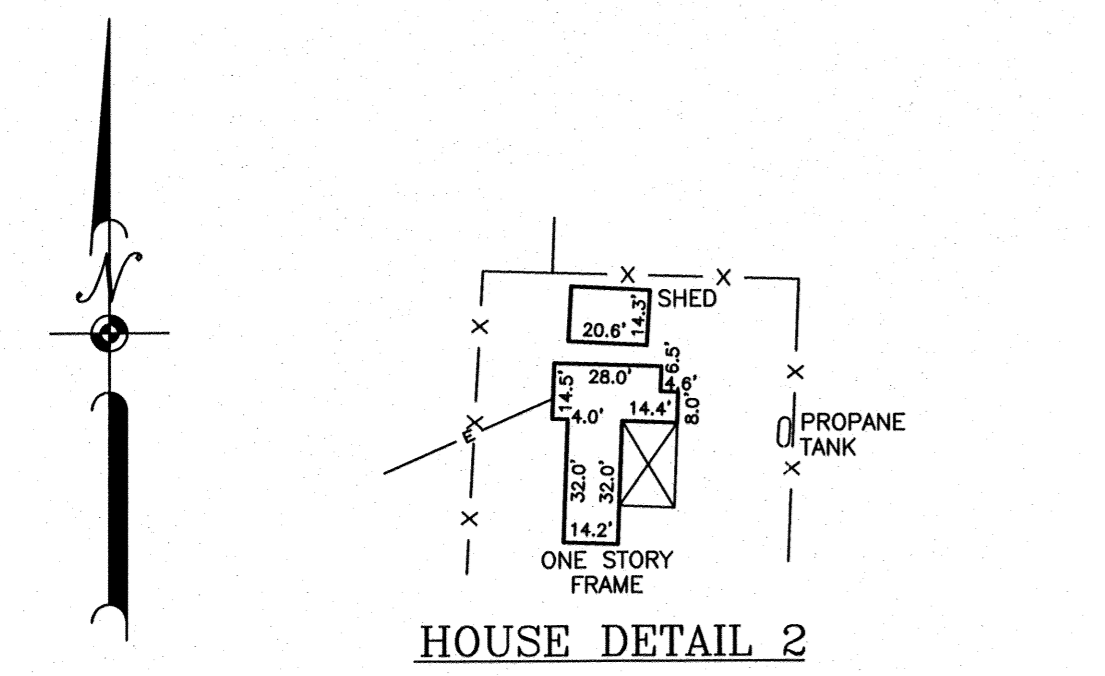
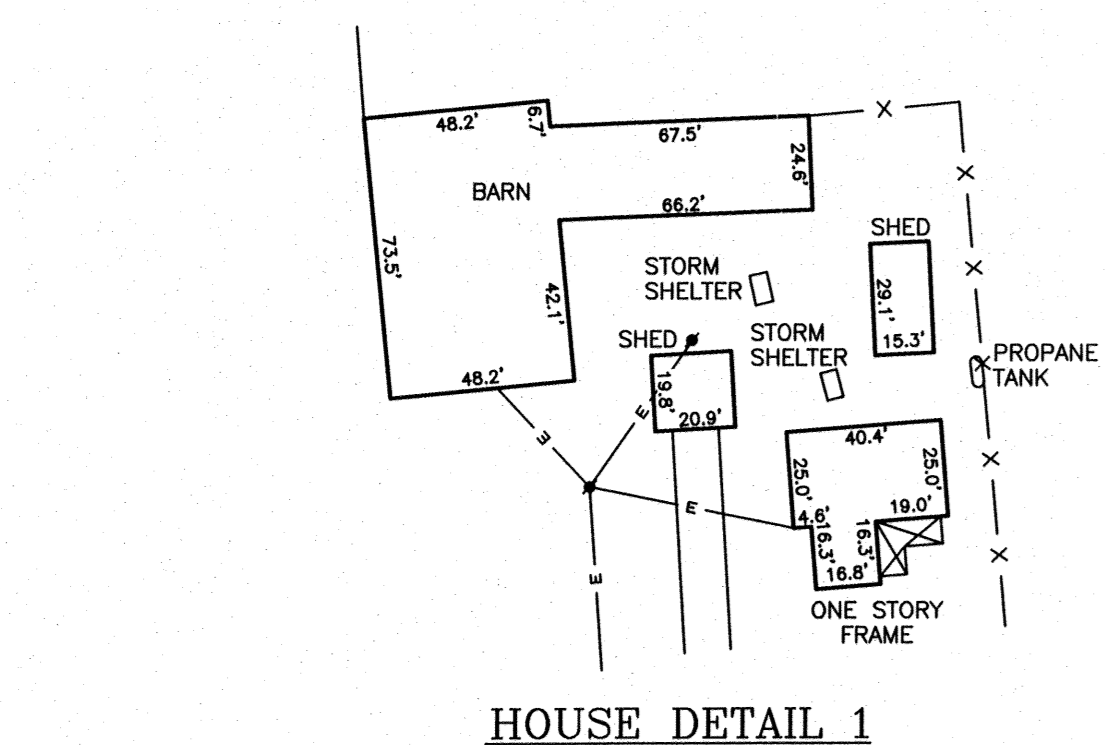
*Frank R. Owens*  
Frank R. Owens  
R.P.L.S. No. 5387



Date: February 13, 2018  
Scale: 1" = 200'

**NOTES:**

- Bearings are based on WGS84.
- Survey was performed without benefit of title commitment.
- According to the Flood Insurance Rate Map No. 48231C0275G 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.



SCALE: 1" = 200'

LEGEND

● POWER POLE	○ WATER VALVE	○ MAILBOX	▽ UNDERGROUND CABLE MARKER	- - - WOOD FENCE
○ WATER METER	○ FIRE HYDRANT	○ CLEAN OUT	○ BARBED WIRE FENCE	○ CHAINLINK FENCE
○ GAS METER	○ ELECTRIC METER	○ TELEPHONE PEDESTAL		

**Owens Land Surveying**  
www.owenslandsurveying.com (903) 450-9837 / (903) 450-9875

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

DATE: FEB. 13, 2018	SCALE: 1" = 200'
DRAWN BY: B. EBERT	JOB NO.: 2018-011