

Hunt County

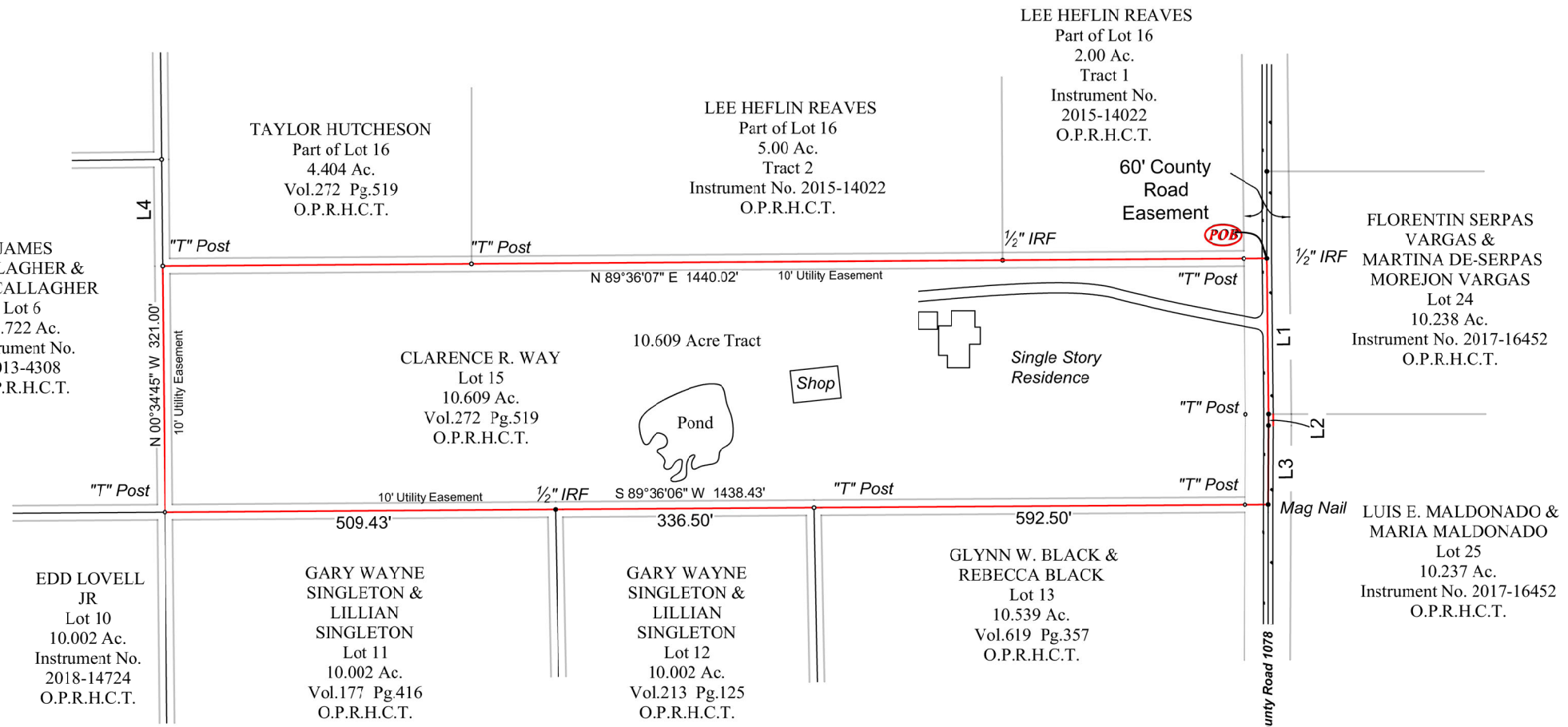
G. Shelby Survey

Abstract No. 963



LEGEND

	Cedar Fence		Concrete
	Overhead Elec		Paved Surface
	Power Pole		Bldg. Overhang
	Water Meter		Point of Beginning
	Guy Anchor		Mag Nail
	"T" Post		1/2" Iron Rod Found



2222 CR 1078
Farmersville, Texas



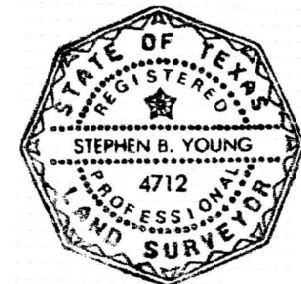
Lot 15
Wagner Investment
Addition

YCS SERVICES LLC.

566 E. HWY 11
WOLFE CITY, TEXAS 75496
(903) 413 1643
tyoung@ycsservices.com
TBPELS Firm # 10194803

Scale 1" = 200'

Pg. 1
of 2



Stephen B. Young
Stephen B. Young

Registered Professional Land Surveyor State of Texas No. 4712 Plat Date: 4/18/2024

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°37'40"E	203.07'
L2	S00°16'33"W	14.87'
L3	S00°16'33"W	103.06'
L4	N00°34'45"W	139.00'

ABBREVIATION LEGEND:

CM	Controlling Monument
G/M	Gas Meter
E/M	Electric Meter
A/C	Air Conditioning Unit
C/O	Clean out
IRF	Iron Rod Found
IRS	Iron Rod Set

GENERAL NOTES:

1. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY, OWNERSHIP SHOWN IS BASED ON ONLINE APPRAISAL DISTRICT RECORDS, AND THERE MAY BE EASEMENTS AFFECTING THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
2. BEARING BASIS FOR THIS PLAT IS THE TEXAS COORDINATE SYSTEM, NAD83 (2011), TEXAS NORTH CENTRAL 4202, COORDINATES SHOWN ARE GRID.
3. ALL ABSTRACT SURVEY LINES SHOWN HEREON ARE APPROXIMATE, AND HAVE NOT BEEN LOCATED ON THE GROUND.
4. NO FLOOD INFORMATION WAS RESEARCHED REGARDING THE SUBJECT PROPERTY.

LEGAL DESCRIPTION

CLEARANCE R. WAY

Lot 15
Wagner Investment Tracts
Addition, to Hunt County, Texas
10.609 Acres

All that certain lot, tract, or parcel of land situated in Hunt County, Texas, being a part of the G. Shelby Survey A-963, Hunt County, Texas, being all of that certain lot 15 of the Wagner Investments Tracts Addition to Hunt County Texas according to Plat recorded in vol. 400, Pg. 984 Official Plat Records of Hunt County, Texas, and being the same tract of land described in a Warranty Deed to Clarence R. Way recorded in Vol. 272, Pg. 519 Official Public Records Hunt County Texas, and being more particularly described as follows

BEGINNING: at a ½" iron rod found near the center of County Road 1078 for the Northeast corner of said lot 15, said corner being the Southeast corner of the original lot 16, the Southeast corner of a called 2.00 acre tract described as Tract One to Lee Heflin Reaves recorded in instrument no. 2015-14022 O.P.R.H.C.T., and being on the West line of lot 24 conveyed to Florentin Serpas Vargas & Martina De-Serpas Morejon Vargas recorded in Instrument No. 2017-16452 O.P.R.H.C.T., from which a "T" Post found for reference bears S 89°36'07" W at a distance of 30.00' feet.

THENCE: S 00°37'40" E with lot 15, and lot 24 common line, and along the centerline of County Road 1078, and centerline of a 60.00' feet wide easement, a distance of 203.07' feet to a Mag Nail found near the center of said County Road 1078 for corner, said corner being the Southwest corner of said lot 24, and the Northwest corner of lot 25 conveyed to Luis E. Maldonado & Maria Maldonado recorded in instrument No. 2017-16452 O.P.R.H.C.T. from which a "T" Post found for reference bears S 89°22'20" W, at a distance of 30.00' feet

THENCE: S 00°16'33" W with lot 15, and lot 25 common line, and along the centerline of said County Road 1078, and 60.00' foot wide easement, passing a Mag Nail found near the centerline of said County Road, at a distance of 14.87' feet, and continuing a total distance of 117.93' feet to a Mag Nail set for the Southeast corner of said lot 15, the Northeast corner of lot 13 conveyed to Glynn W. Black, & Rebecca Black recorded in Vol. 619, Pg. 357 O.P.R.H.C.T.

THENCE: S 89°36'06" W with the South line of said lot 15, the North line of said lot 13, the North line of lot 12 conveyed to Gary Wayne Singleton, & Lillian Singleton recorded in Vol.213 Pg. 125 O.P.R.H.C.T., and lot 11 conveyed to Gary Wayne Singleton, & Lillian Singleton recorded in Vol.177 Pg. 416 O.P.R.H.C.T., a distance of 1438.43' feet to a "T" Post found for the Southwest corner of said lot 15, the Southeast corner of lot 6 conveyed to James Callagher & Amy Callagher recorded in instrument no. 2013-4308 O.P.R.H.C.T., and being the Northeast corner of lot 10 conveyed to Edd Lovell Jr. recorded in instrument no. 2018-14724 O.P.R.H.C.T.

THENCE: N 00°34'45" W with lot 15, and lot 6 common line, a distance of 321.00' feet to a "T" Post found for the Northwest corner of lot 15, the Southwest corner of the original lot 16, being the Southwest corner of a called 4.404 acre tract described to Taylor Hutcheson recorded in Vol. 272, Pg. 519 O.P.R.H.C.T., and being on the East line of said lot 6.

THENCE: N 89°36'07" E with lot 15, and lot 16 common line, a distance of 1440.02' feet to the point of beginning, and containing 10.609 acres of land or 462171.46 sq. ft. of which 0.232 acres or 10154.78 sq ft. lie within the 60' foot wide County Road easement.

I, Stephen B. Young, Registered Professional Surveyor, No. 4712 do hereby certify that the Legal Description, accompanied by a plat of same date, represent a survey done on the ground under my direct supervision during April 2024, there are no visible encroachments or protrusions other than shown hereon.

Stephen B. Young
Stephen B. Young
Registered Professional Land Surveyor
State of Texas No. 4712

Plat Date: 4/18/2024

