

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	280.00'	19.07'	3°54'11"	19.07'	S 17°30'01" W
C2	190.00'	51.45'	15°30'51"	51.29'	S 05°53'02" W

Course	Bearing	Distance
L1	S 00°38'52" E	28.29'

DESCRIPTION

All that certain lot, tract or parcel of land situated in the C. Jernigan Survey, Abstract No. 199, Delta County, Texas, and being known as that tract of land described in a Deed to Andrew Morgan, et al, as recorded in Volume 340, Page 166 of the Official Public Records of Delta County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner in the West line of Pilgrims Rest Road at the Southeast corner of said Morgan tract;

THENCE S. 88 deg. 34 min. 46 sec. W. with the South line of said Morgan tract, a distance of 419.43 feet to a 5/8" iron rod found for corner at a fence corner at the Southwest corner of said Morgan tract;

THENCE N. 01 deg. 25 min. 14 sec. W. with the West line of said Morgan tract, a distance of 525.00 feet to a 1/2" iron rod set for corner at the Northwest corner of said Morgan tract;

THENCE S. 81 deg. 23 min. 41 sec. E. with the North line of said Morgan tract, a distance of 582.42 feet to a 1/2" iron rod set for corner in the West line of said road and being at the Northeast corner of said Morgan tract;

THENCE S. 13 deg. 17 min. 01 sec. W. with the West line of said road, a distance of 136.73 feet to a 1/2" iron rod set for corner at the beginning of a non-tangent curve to the left in the West line of said road;

THENCE with said curve having a radius of 280.00 feet, a central angle of 03 deg. 54 min. 11 sec., a chord of S. 17 deg. 30 min. 01 sec. W. a distance of 19.07 feet and an arc length of 19.07 feet to a 1/2" iron rod found for corner at the end of said curve;

THENCE S. 27 deg. 16 min. 56 sec. W. with the West line of said road, a distance of 221.35 feet to a 5/8" iron rod found for corner at the beginning of a non-tangent curve to the left in the West line of said road;

THENCE with said curve having a radius of 190.00 feet, a central angle of 15 deg. 30 min. 51 sec., a chord of S. 05 deg. 53 min. 02 sec. W. a distance of 51.29 feet and an arc length of 51.45 feet to a 5/8" iron rod found for corner at the end of said curve;

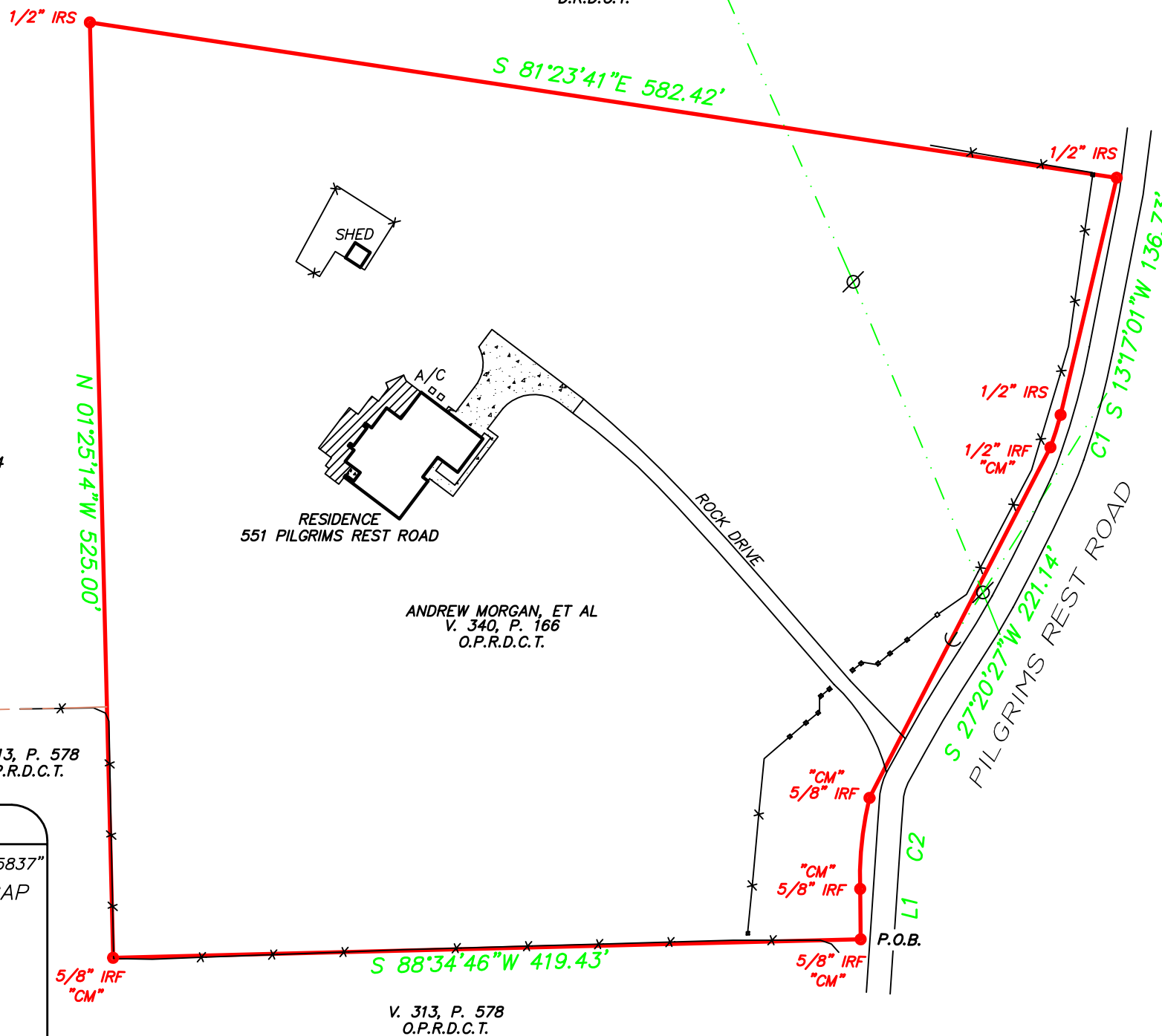
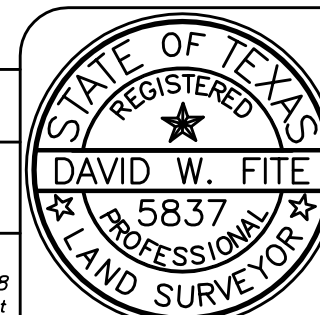
THENCE S. 00 deg. 38 min. 52 sec. E. with the West line of said road, a distance of 28.29 feet to the POINT OF BEGINNING and containing 5.480 acres of land more or less.

I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat and are true to the best of my knowledge and belief, and the improvements are within the boundaries of the property, and there are NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat hereon.

David W. Fite
David W. Fite, R.P.L.S. No. 5837

DAVID FITE SURVEYING

SCALE: 1" = 80' DATE: 7-3-2020
 JOB NO. DE200272 GF NO. 1280137754
 DRAWN: D.W.F. CHECK: D.W.F.
 3480 COUNTY ROAD 3307 PH. NO. 903-355-8178
 GREENVILLE, TX 75402 FAX NO. 903-454-7478
 E-MAIL: davidfite@wildblue.net



V. 191, P. 724
D.R.D.C.T.

V. 313, P. 578
O.P.R.D.C.T.

V. 191, P. 724
D.R.D.C.T.

ANDREW MORGAN, ET AL
V. 340, P. 166
O.P.R.D.C.T.

V. 313, P. 578
O.P.R.D.C.T.

LEGEND

- IRS IRON ROD SET W/CAP "FITE 5837"
- IRFC IRON ROD FOUND W/CAP
- IRF IRON ROD FOUND
- "CM" CONTROL MONUMENT
- ⊙ POWER POLE
- LIGHT POLE
- ⊖ ANCHOR
- ▼ ELEC. METER
- GAS METER
- ⊙ WATER METER
- WATER VALVE
- ⊙ FIRE HYDRANT
- ☐ TELEPHONE PEDESTAL
- ☐ CABLE PEDESTAL
- ☐ SUBSURFACE UTILITY BOX
- ☐ ELECTRIC TRANSFORMER

NOTES

- 1) BEARING SOURCE: GPS TEXAS NORTH CENTRAL, NAD 83
- 2) Survey prepared with benefit of Title Commitment, G.F. No. 1280137754, Effective Date MAY 15, 2020.
- 3) The following easements DO AFFECT this tract: V. 189, P. 750, V. 189, P. 752.
- 4) The following easements DO NOT AFFECT this tract: V. 94, P. 540, V. 98, P. 235, P. 98, P. 236.