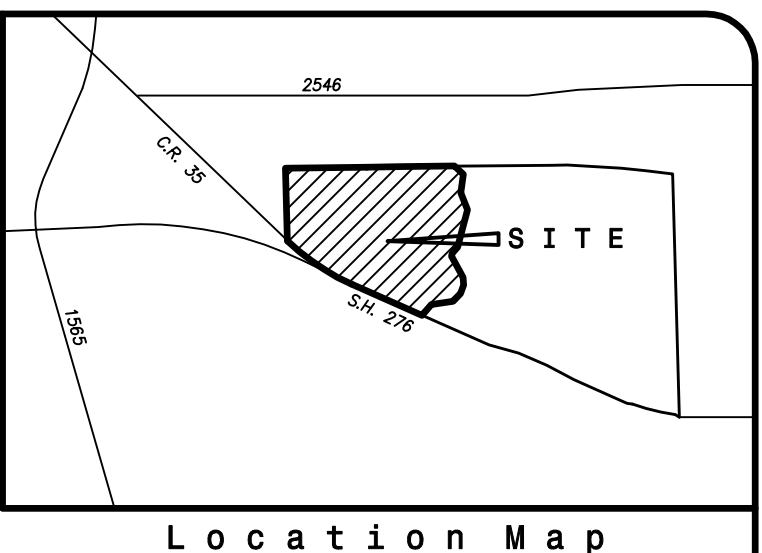


ROSS MORRIS & NORMA MORRIS  
VOLUME 1133, PAGE 90  
D.R.H.C.T.

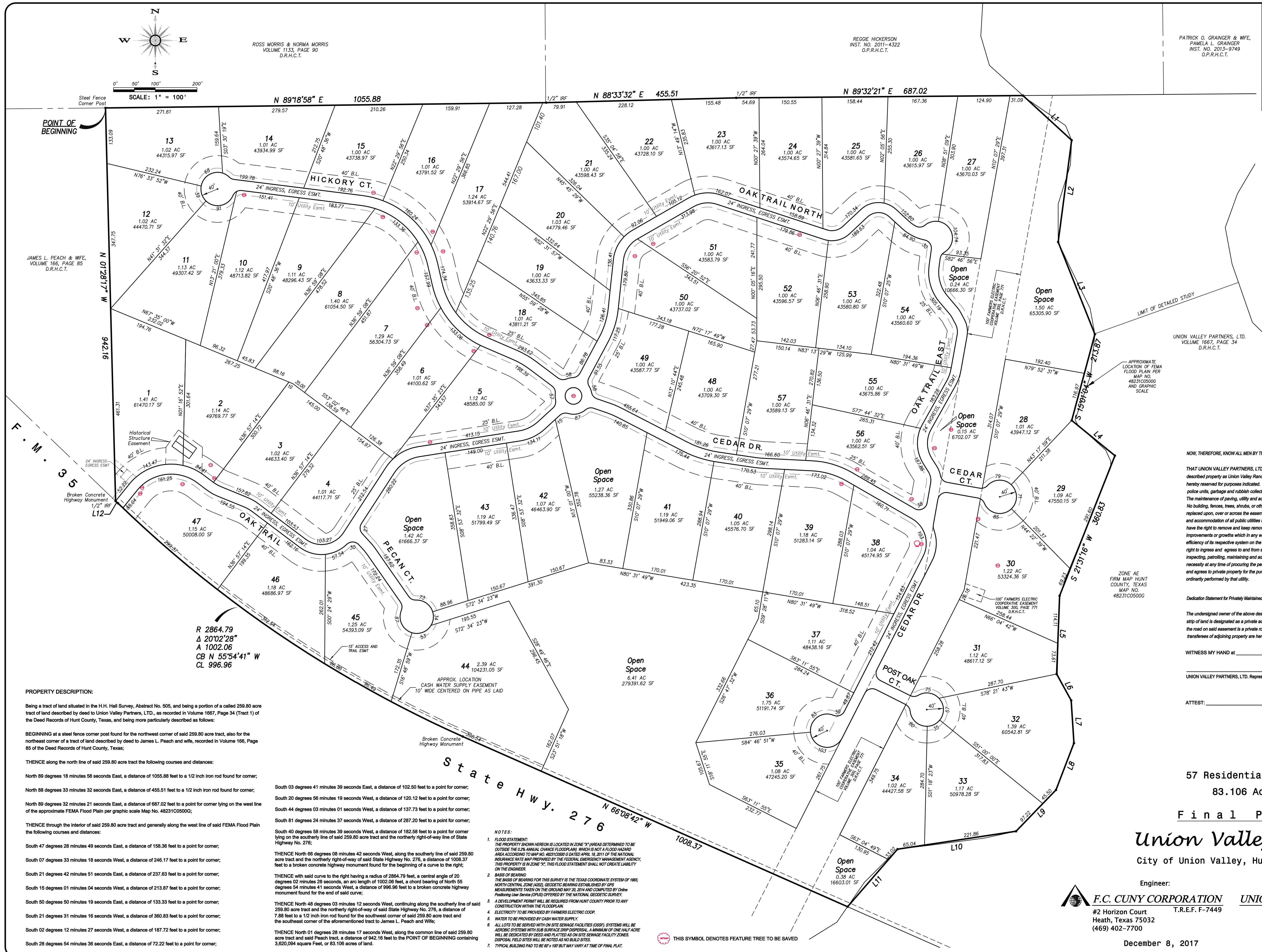
REGGIE HICKERSON  
INST. NO. 2011-4322  
O.P.R.H.C.T.

PATRICK O. GRAINGER & WFE,  
PAMELA L. GRAINGER  
INST. NO. 2013-9749  
O.P.R.H.C.T.



Location Map

LINE	BEARING	DISTANCE
L1	S 47°28'49" E	158.36
L2	S 07°33'18" W	246.17
L3	S 21°42'51" E	237.63
L4	S 50°50'19" E	133.33
L5	S 02°12'27" W	187.72
L6	S 28°54'36" E	72.22
L7	S 03°41'39" E	102.50
L8	S 20°56'19" W	120.12
L9	S 44°03'01" W	137.73
L10	S 81°24'37" W	287.20
L11	S 40°58'39" W	182.58
L12	N 48°03'12" W	7.88



PROPERTY DESCRIPTION:  
Being a tract of land situated in the H.H. Hall Survey, Abstract No. 505, and being a portion of a called 259.80 acre tract of land described by deed to Union Valley Partners, LTD., as recorded in Volume 1667, Page 34 (Tract 1) of the Deed Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a steel fence corner post found for the northwest corner of said 259.80 acre tract, also for the northeast corner of a tract of land described by deed to James L. Peach and wife, recorded in Volume 166, Page 85 of the Deed Records of Hunt County, Texas;

THENCE along the north line of said 259.80 acre tract the following courses and distances:

- North 88 degrees 18 minutes 58 seconds East, a distance of 1055.88 feet to a 1/2 inch iron rod found for corner;
- North 88 degrees 33 minutes 32 seconds East, a distance of 455.51 feet to a 1/2 inch iron rod found for corner;
- North 89 degrees 32 minutes 21 seconds East, a distance of 687.02 feet to a point for corner lying on the west line of the approximate FEMA Flood Plain per graphic scale Map No. 48231C0500G;
- THENCE through the interior of said 259.80 acre tract and generally along the west line of said FEMA Flood Plain the following courses and distances:
  - South 47 degrees 28 minutes 49 seconds East, a distance of 158.36 feet to a point for corner;
  - South 07 degrees 33 minutes 18 seconds West, a distance of 246.17 feet to a point for corner;
  - South 21 degrees 42 minutes 51 seconds East, a distance of 237.63 feet to a point for corner;
  - South 15 degrees 01 minutes 04 seconds West, a distance of 213.87 feet to a point for corner;
  - South 50 degrees 50 minutes 19 seconds East, a distance of 133.33 feet to a point for corner;
  - South 21 degrees 31 minutes 16 seconds West, a distance of 360.83 feet to a point for corner;
  - South 02 degrees 12 minutes 27 seconds West, a distance of 187.72 feet to a point for corner;
  - South 28 degrees 54 minutes 36 seconds East, a distance of 72.22 feet to a point for corner;

- South 03 degrees 41 minutes 39 seconds East, a distance of 102.50 feet to a point for corner;
- South 20 degrees 56 minutes 19 seconds West, a distance of 120.12 feet to a point for corner;
- South 44 degrees 03 minutes 01 seconds West, a distance of 137.73 feet to a point for corner;
- South 81 degrees 24 minutes 37 seconds West, a distance of 287.20 feet to a point for corner;
- South 40 degrees 58 minutes 39 seconds West, a distance of 182.58 feet to a point for corner lying on the southerly line of said 259.80 acre tract and the northerly right-of-way line of State Highway No. 276;
- THENCE North 66 degrees 08 minutes 42 seconds West, along the southerly line of said 259.80 acre tract and the northerly right-of-way of said State Highway No. 276, a distance of 1008.37 feet to a broken concrete highway monument found for the beginning of a curve to the right;
- THENCE with said curve to the right having a radius of 2864.79 feet, a central angle of 20 degrees 02 minutes 28 seconds, an arc length of 1002.06 feet, a chord bearing of North 55 degrees 54 minutes 41 seconds West, a distance of 996.96 feet to a broken concrete highway monument found for the end of said curve;
- THENCE North 48 degrees 03 minutes 12 seconds West, continuing along the southerly line of said 259.80 acre tract and the northerly right-of-way of said State Highway No. 276, a distance of 7.88 feet to a 1/2 inch iron rod found for the southwest corner of said 259.80 acre tract and the southeast corner of the aforementioned tract to James L. Peach and Wife;
- THENCE North 01 degrees 28 minutes 17 seconds West, along the common line of said 259.80 acre tract and said Peach tract, a distance of 942.16 feet to the POINT OF BEGINNING containing 3,620,094 square Feet, or 83.106 acres of land.

NOTES:  
1. FLOOD STATEMENT:  
THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) WHICH IS NOT A FLOOD HAZARD AREA ACCORDING TO MAP NO. 48231C0500G DATED APRIL 18, 2011 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS PROPERTY IS IN ZONE "X"; THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE ENGINEER.  
2. BASIS OF BEARING:  
THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1883, NORTH CENTRAL ZONE (4203), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND MAY 20, 2014 AND COMPUTED BY Online Positioning User Services (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.  
3. A DEVELOPMENT PERMIT WILL BE REQUIRED FROM HUNT COUNTY PRIOR TO ANY CONSTRUCTION WITHIN THE FLOODPLAIN.  
4. ELECTRICITY TO BE PROVIDED BY FARMERS ELECTRIC COOP.  
5. WATER TO BE PROVIDED BY CASH WATER SUPPLY.  
6. ALL LOTS TO BE SERVED WITH ON-SITE SEWAGE FACILITIES (OSSP). SYSTEMS WILL BE AEROBIC SYSTEMS WITH SUB-SURFACE DRIP DISPOSAL. A MINIMUM OF ONE HALF-ACRE WILL BE DEDICATED BY DEED AND PLATTED AS ON-SITE SEWAGE FACILITY ZONES. DISPOSAL FIELD SITES WILL BE NOTED AS NO-BUILD SITES.  
7. TYPICAL BUILDING PAD TO BE 60' x 100' BUT MAY VARY AT TIME OF FINAL PLAT.

THIS SYMBOL DENOTES FEATURE TREE TO BE SAVED

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT UNION VALLEY PARTNERS, LTD., being the owner, do hereby adopt this plat designating the herein described property as Union Valley Ranch, Hunt County, Texas. The easements shown thereon are hereby reserved for purposes indicated. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving, utility and access easements is the responsibility of the Home Owners Association. No building, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or replaced upon, over or across the easements as shown. Said easements are hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right to ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

Dedication Statement for Privately Maintained Roads  
The undersigned owner of the above described property states and acknowledges that the 24 foot wide strip of land is designated as a private access easement for the benefit of adjoining landowners only, and that the road on said easement is a private road and not a public, nor a County, road of which all buyers and transferees of adjoining property are hereby notified and shall take notice.

WITNESS MY HAND at \_\_\_\_\_, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

UNION VALLEY PARTNERS, LTD. Representative

ATTEST: \_\_\_\_\_, County Clerk

57 Residential Lots  
83.106 Ac.  
Final Plat  
Union Valley Ranch  
City of Union Valley, Hunt County, Texas

Engineer: F.C. CUNY CORPORATION  
#2 Horizon Court  
Heath, Texas 75032  
(469) 402-7700  
T.R.E.F. F-7449

Owner: UNION VALLEY PARTNERS, LTD.  
8235 Douglas Ave., Suite 1030  
Dallas, Texas 75225

December 8, 2017  
Scale: 1" = 100'