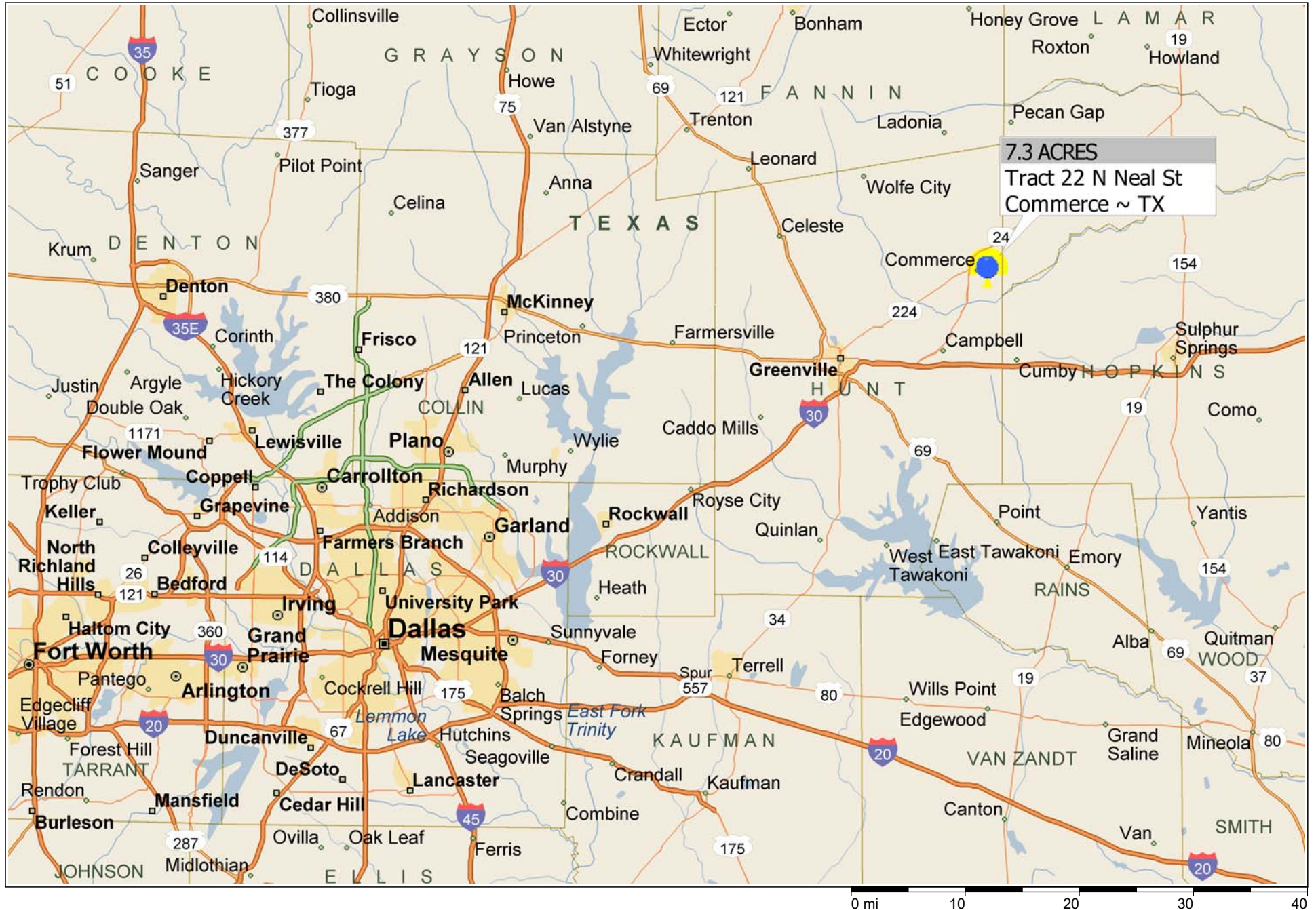
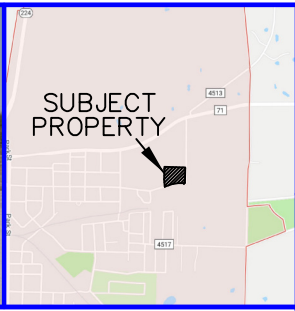


\*\*\* 7.3 ACRES \*\*\* Tract 22 N Neal St ~ Commerce TX







ORDER BY:

**Allegiance**  
TITLE COMPANY

PROPERTY DESCRIPTION

SEE DESCRIPTION AS SHOWN HEREON,

**SURVEY PLAT**

FLOOD NOTE

According to my interpretations of the Hunt County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48231C0170G, dated January 06, 2012, 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 statement shall not create liability on the part of the surveyor.

PROPERTY DESCRIPTION

BEING A TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE WILLIAM BOND SURVEY, ABSTRACT NO. 109, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO B. JUNE SMITH AS RECORDED IN VOLUME 711, PAGE 421, DEED RECORDS, HUNT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF NEAL STREET (50' R.O.W.) AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO LTL PARTNERS, AS RECORDED IN VOLUME 915, PAGE 272, DEED RECORDS, HUNT COUNTY, TEXAS;

THENCE, NORTH 01°47' 03" WEST, ALONG THE EAST LINE OF SAID LTL PARTNERS TRACT, A DISTANCE OF 135.39 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID LTL PARTNERS TRACT;

THENCE, NORTH 00°38' 29" WEST, A DISTANCE OF 499.73 FEET TO A 1/2" CAPPED IRON ROD SET STAMPED RPLS 5633 FOR CORNER IN THE SOUTH LINE OF A CALLED 10.244 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DUSTY B & DONNA L. BAUMAN, AS RECORDED IN VOLUME 236, PAGE 410, DEED RECORDS, HUNT COUNTY, TEXAS;

THENCE, SOUTH 89° 31' 48" EAST, ALONG THE SOUTH LINE OF SAID BAUMAN TRACT, A DISTANCE OF 577.24 FEET TO A 1/2" CAPPED IRON ROD SET STAMPED RPLS 5633 FOR CORNER AT THE NORTHEAST CORNER OF THIS TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE IN THE CENTER OF A ROAD BEARS SOUTH 89° 31' 48" EAST, 25.00 FEET;

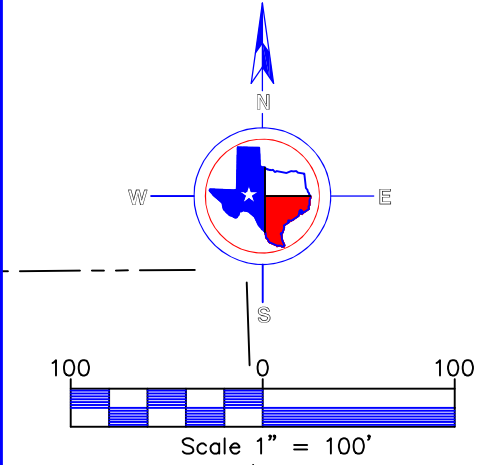
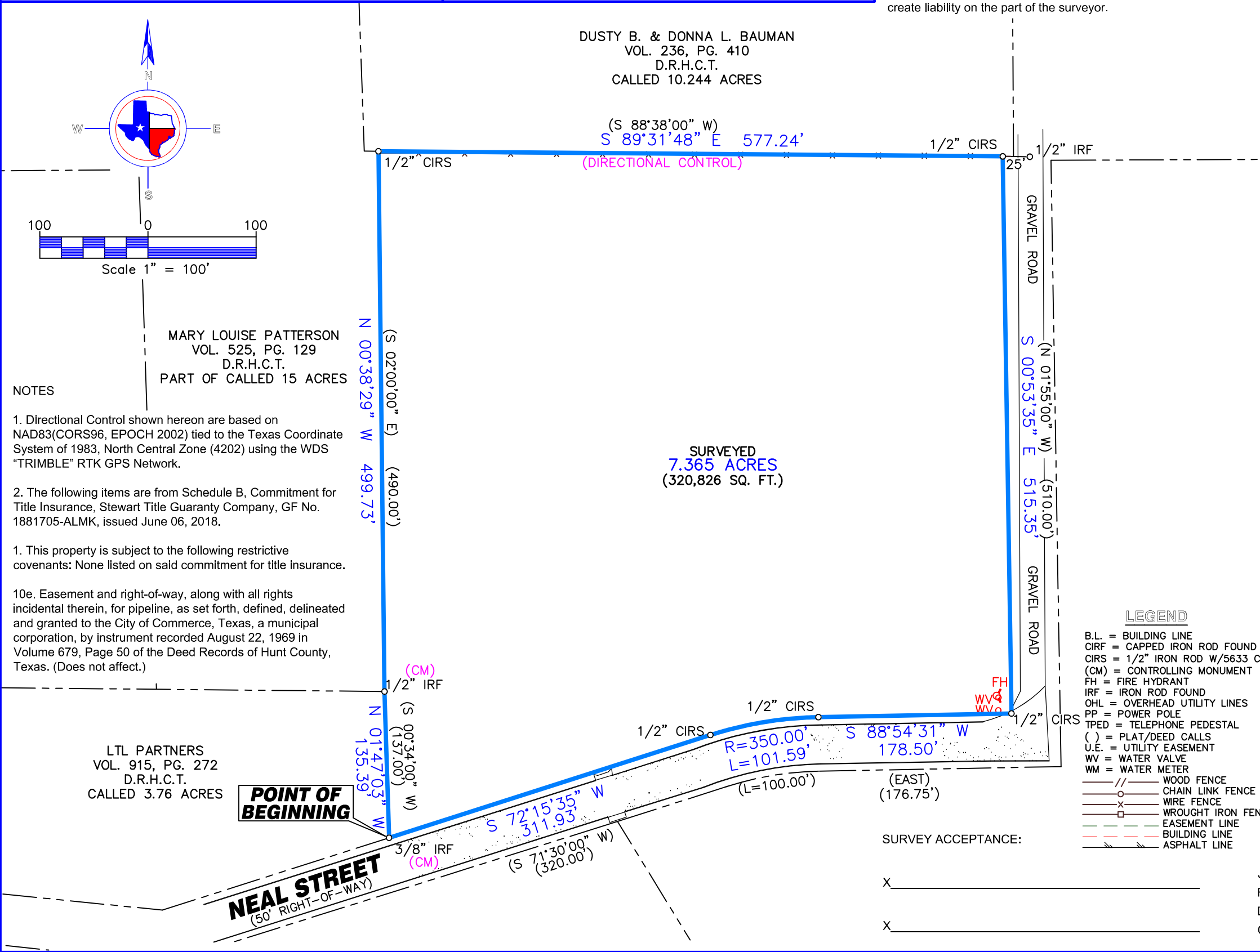
THENCE, SOUTH 00° 53' 35" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROAD, A DISTANCE OF 515.35 FEET TO A 1/2" CAPPED IRON ROD SET STAMPED RPLS 5633 FOR CORNER AT THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF SAID NEAL STREET;

THENCE, SOUTH 88° 54' 31" WEST, ALONG THE NORTH LINE OF SAID NEAL STREET, A DISTANCE OF 178.50 FEET TO A 1/2" CAPPED IRON ROD SET STAMPED RPLS 5633 FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 16° 37' 44" AND A CHORD THAT BEARS SOUTH 80° 35' 36" WEST, 101.23 FEET;

THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG SAID CURVING RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 101.72 FEET TO A 1/2" CAPPED IRON ROD SET STAMPED RPLS 5633 FOR CORNER;

THENCE, SOUTH 72° 15' 35" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 311.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.365 ACRES (320,826 SQUARE FEET) OF LAND.

ADDRESS: NEAL STREET, COMMERCE, TEXAS 75248



NOTES

1. Directional Control shown hereon are based on NAD83(CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the WDS "TRIMBLE" RTK GPS Network.

2. The following items are from Schedule B, Commitment for Title Insurance, Stewart Title Guaranty Company, GF No. 1881705-ALMK, issued June 06, 2018.

1. This property is subject to the following restrictive covenants: None listed on said commitment for title insurance.

10e. Easement and right-of-way, along with all rights incidental therein, for pipeline, as set forth, defined, delineated and granted to the City of Commerce, Texas, a municipal corporation, by instrument recorded August 22, 1969 in Volume 679, Page 50 of the Deed Records of Hunt County, Texas. (Does not affect.)

THENCE, SOUTH 89° 31' 48" EAST, ALONG THE SOUTH LINE OF SAID BAUMAN TRACT, A DISTANCE OF 577.24 FEET TO A 1/2" CAPPED IRON ROD SET STAMPED RPLS 5633 FOR CORNER AT THE NORTHEAST CORNER OF THIS TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE IN THE CENTER OF A ROAD BEARS SOUTH 89° 31' 48" EAST, 25.00 FEET;

THENCE, SOUTH 00° 53' 35" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROAD, A DISTANCE OF 515.35 FEET TO A 1/2" CAPPED IRON ROD SET STAMPED RPLS 5633 FOR CORNER AT THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF SAID NEAL STREET;

THENCE, SOUTH 88° 54' 31" WEST, ALONG THE NORTH LINE OF SAID NEAL STREET, A DISTANCE OF 178.50 FEET TO A 1/2" CAPPED IRON ROD SET STAMPED RPLS 5633 FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 16° 37' 44" AND A CHORD THAT BEARS SOUTH 80° 35' 36" WEST, 101.23 FEET;

THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG SAID CURVING RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 101.72 FEET TO A 1/2" CAPPED IRON ROD SET STAMPED RPLS 5633 FOR CORNER;

THENCE, SOUTH 72° 15' 35" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 311.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.365 ACRES (320,826 SQUARE FEET) OF LAND.

SURVEYOR'S CERTIFICATE

I hereby certify to Stewart Title Guaranty Company, Allegiance Title Company and Adriana L. Mendez, that this plat represents the result of a survey made on the ground and is a true and accurate representation of the property shown hereon. There are no encroachments or protrusions except as shown hereon.



Todd Fincher, R.P.L.S. No. 5633  
Signed: June 20, 2018.

SURVEY ACCEPTANCE:

X \_\_\_\_\_

X \_\_\_\_\_

JOB NO. 1806-1024  
FIELDER E.V./K.W.  
DRAFTER T.F.  
CHECKER A.S.H.

**FINCHER LAND SURVEYING, PLLC**  
3213 IH-30, Suite 107 TXBPLS FIRM NO. 10194258  
Mesquite, Texas 75150 PHONE: 903-944-6397  
www.texasrpls.com todd@texasrpls.com





540 FT

71

Beau Austin

550 FT

3rd St

4th St

Oak St

N Neal St

Beau Austin

3rd St

4th St

Harrison St

Harrison St



Beau Austin

Factory #2 - Legacy Corp

Bunker Industries





550 FT

550 FT

550 FT

540 FT

Factory #2 - Legacy Corp





Waters of the U.S. and other features depicted in this map were surveyed within the project boundary only using non-survey grade GPS and/or delineated from aerial photography. Remote sources were used to extend these features for representative purposes only.

Figure 1 of 1  
Waters of the US  
2020 Aerial Map

Commerce Tract - Approx. 7.4 Acres

Date: October 12, 2021

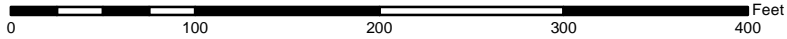


Sulphur Springs, TX 903.885.0304

Created By:  
Jason Hoffman  
HEI Project No.: HEI-21-26

Vellamy Real Estate Holdings, LLC  
Hunt County, Texas

Datum: NAD83  
Imagery Source: NAIP  
Vector Source: HEI



- Project Boundary - Approx. 7.4 Acres
- Pond Relief Channel
- Old Pond Dam
- Waters of the US**
- Ephemeral Stream - 108 lf
- Forested Wetland - 1.0 ac
- Data Location