

# Hunt County

## L.V. Moore Survey Abstract No. 666

LEGAL DISCRIPTION  
Noble Pine Properties  
11.05 Acre Tract of Land



### LEGEND

	Barbwire Fence		Concrete
	Overhead Elec		Paved Surface
	Power Pole		Bldg. Overhang
	Water Meter		Point of Beginning
	Guy Anchor		Found 100D Nail
	Found 1/2" Iron Rod		Set 1/2" Iron Rod
	Found 1/2" Iron Rod		

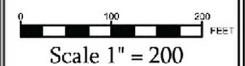
### Noble Pine Properties



11.05 Acre Tract

### YCS SERVICES LLC.

566 E. HWY 11  
WOLFE CITY, TEXAS 75496  
(903) 413 1643  
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OF **1**

All that certain tract or parcel of land situated in Hunt County, Texas, and being a part of the L.V. Moore Survey Abstract No. 666, being all of that called 9.594 acre tract of land described in a Warranty Deed to Aubrey Davidson, and Virginia Davidson recorded in Volume 622, Page 175 Official Public Records Hunt County Texas, and being more particularly described as follows:

BEGINNING at a 100 D Nail found for the Northeast corner of said Davidson called 9.594 acre tract, said corner being the Northwest corner of a called 75.44 acre tract described in a Warranty Deed to J.A. Thomas recorded in Vol. 2014, page 2071 O.P.R.H.C.T., and being on the South line of a called 140.7 acre tract of land described in a Warranty Deed to J.A. Thomas recorded in Vol. 1103, page 286 O.P.R.H.C.T.

THENCE: S 07° 11' 14" W with the East line of said Davidson tract, the West line of the Thomas called 75.44 tract, and in the general direction of a fence, a distance of 293.72' to a 1/2" iron rod set for angle point

THENCE: S 08° 17' 14" W continuing with the Davidson, and Thomas common line, and in the general direction of a fence, A distance of 371.32' feet to a 1/2" iron rod set for the Southeast corner of this tract, the Southwest corner of said Thomas called 75.44 acre tract, and being on the North right-of-way line of State Highway 11

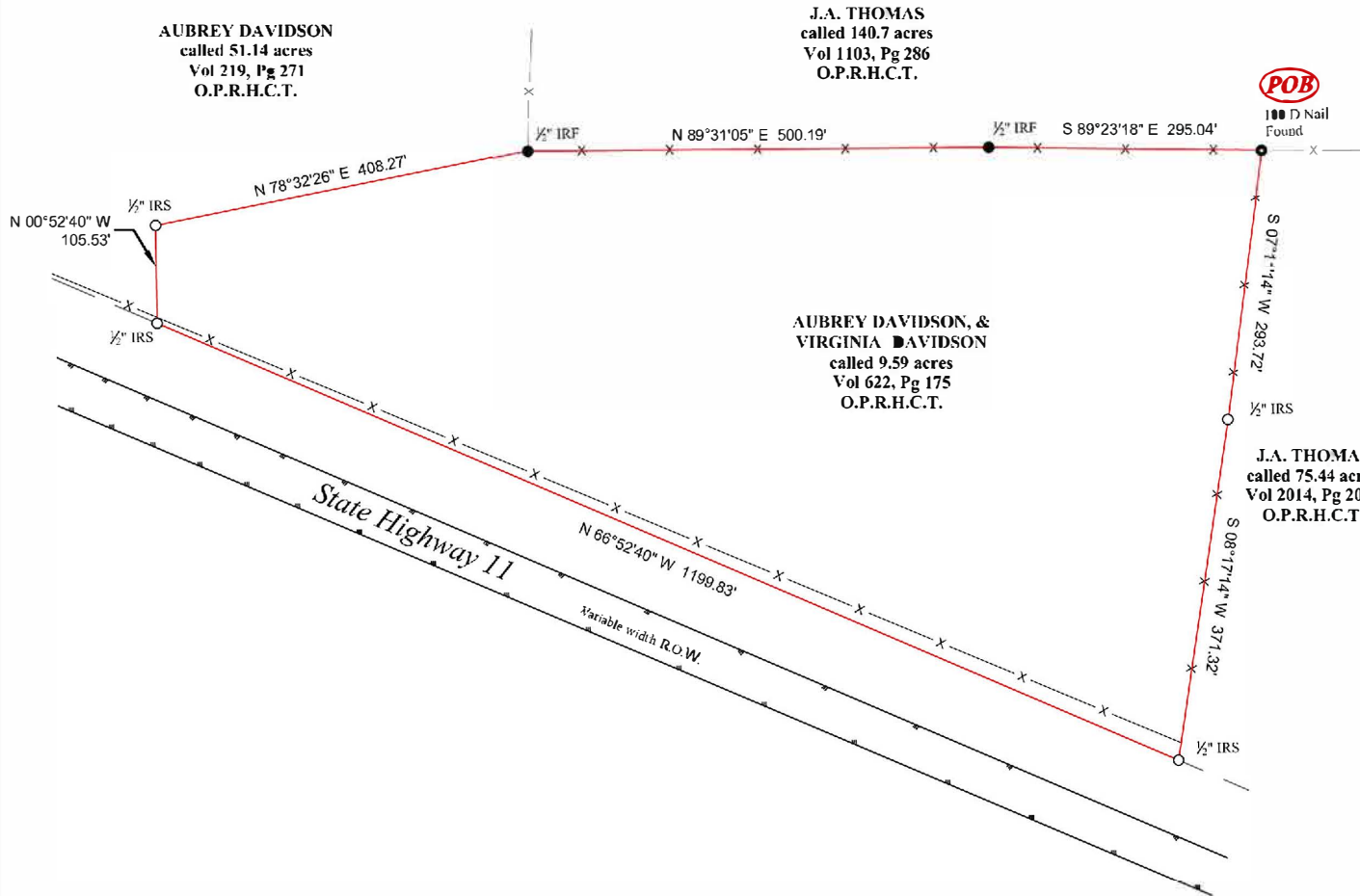
THENCE: N 66° 52' 40" W with the South line of said Davidson tract, the North right-of-way line of State Highway 11, and in the general direction of a fence, a distance of 1199.83' feet to a 1/2" iron rod set for the Southwest corner, said corner being the Southern most Southeast corner of a called 51.14 acre tract of land described in a Warranty Deed to Aubrey Davidson recorded in Vol. 219, pg. 271 O.P.R.H.C.T.

THENCE: N 00° 52' 40" W departing the North right-of-way line of State Highway 11 with the West line of said Davidson tract, a distance of 105.83' feet to a 1/2" iron rod set for the Northwest corner of this tract.

THENCE: N 78° 32' 26" W along the Davidson called 9.59 acres, and the Davidson called 51.14 acre tract common line a distance of 408.27' feet to a 1/2" iron rod found for corner being the Southwest corner of said J.A. Thomas called 140.7 acre tract, and the Northern most Southeast corner of said Davidson called 51.14 acre tract.

THENCE: in an Easterly direction with the Davidson called 9.59 acre tract, and the J.A. Thomas called 140.7 acre tract, and in the general direction of a fence N 89° 31' 05" E, a distance of 500.19' feet to a 1/2" iron rod found for angle point, and continuing S 78° 32' 26" E, a distance of 295.04' feet to the Point of Beginning, and containing 11.05 acres of land.

I Stephen B. Young Registered Professional Surveyor, No. 4712 certify that the Legal Description, and Plat hereon represent a survey done on the ground under my direct supervision during September 2022. There are no visible encroachments, or protrusions other than shown hereon.



J.A. THOMAS  
called 140.7 acres  
Vol 1103, Pg 286  
O.P.R.H.C.T.

AUBREY DAVIDSON  
called 51.14 acres  
Vol 219, Pg 271  
O.P.R.H.C.T.

AUBREY DAVIDSON, &  
VIRGINIA DAVIDSON  
called 9.59 acres  
Vol 622, Pg 175  
O.P.R.H.C.T.

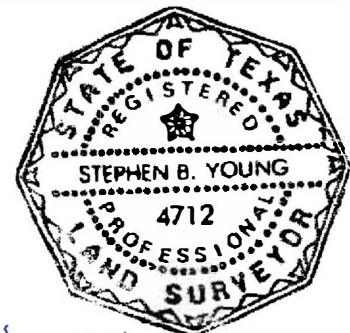
J.A. THOMAS  
called 75.44 acres  
Vol 2014, Pg 2071  
O.P.R.H.C.T.

#### NOTE:

E/M	Electric Meter	O.P.R.H.C.T.	Official Public Records Hunt County Texas
A/C	Air Conditioning Unit	IFS	Iron Rod Set
C/O	Clean out	IRF	Iron Rod Found

#### NOTES:

1. BEARINGS, DISTANCES, AREA AND COORDINATES SHOWN HEREON ARE GRID BASED ON NAD83,(2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. THE POSITIONAL TOLERANCE OF THIS SURVEY EXCEEDS THE REQUIREMENTS FOR A RURAL SURVEY.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THE REVIEW OF THE ABSTRACT OF TITLE. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY NOT SHOWN HEREON, VESTING DOCUMENTS NOT FURNISHED FOR THIS SURVEY.
3. NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
4. NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.



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

Plat Date: 10/7/2022  
Revised 1/5/2023