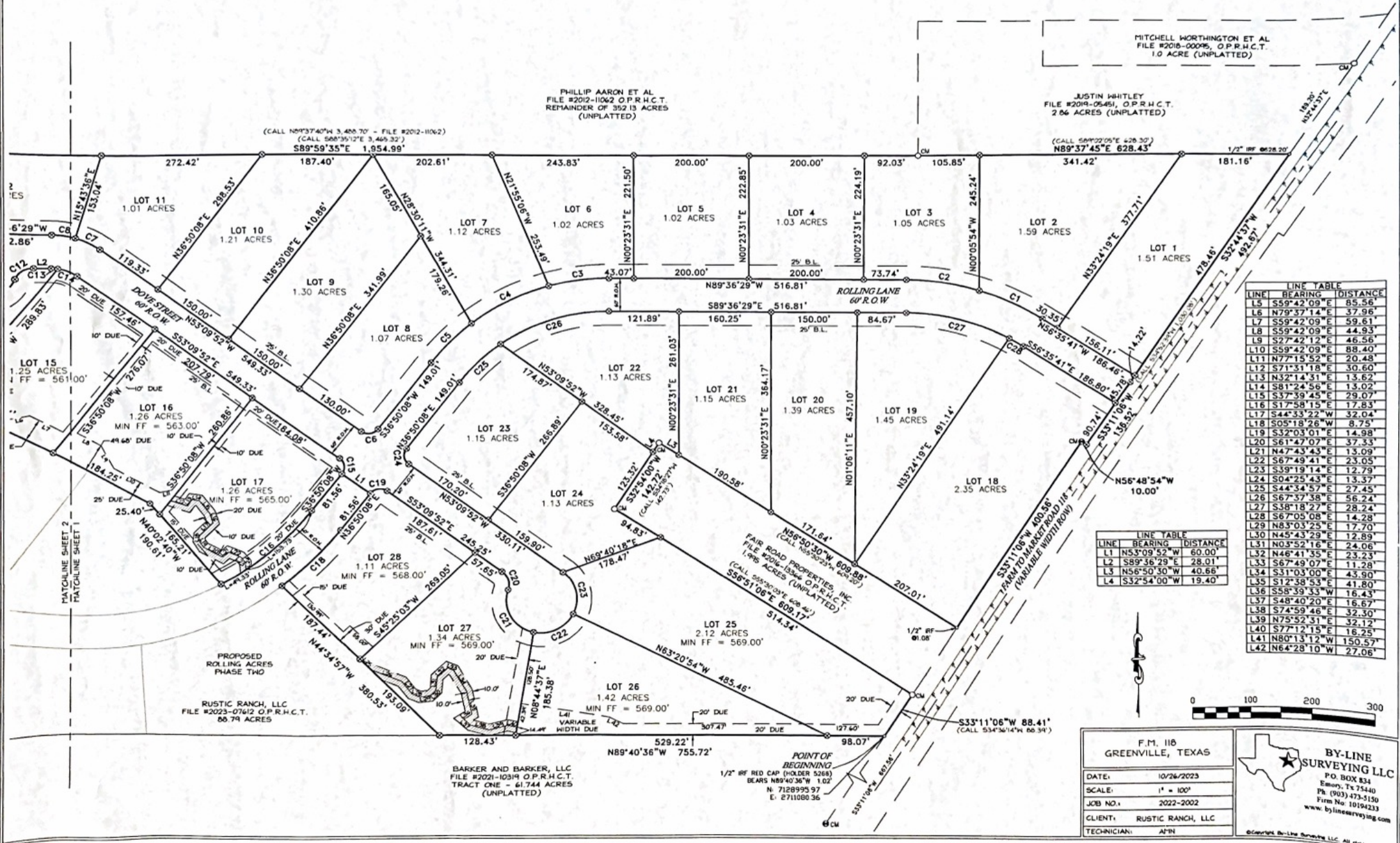


**LEGEND**

- CM CONTROLLING MONUMENT
- B.L. = BUILDING LINE (PER THIS PLAT)
- D.E. = DRAINAGE & UTILITY EASEMENT (PER THIS PLAT)
- O.P.R.H.C.T. = OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS
- R.P.R.H.C.T. = REAL PROPERTY RECORDS, HUNT COUNTY, TEXAS
- D.R.H.C.T. = DEED RECORDS, HUNT COUNTY, TEXAS
- 1/2" IRON ROD FOUND
- POINT FOR CORNER
- 5/8" IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- 3/4" IRON ROD FOUND
- 1/2" IRON ROD SET (BY-LINE)
- ELM TREE
- TELEPHONE PEDESTAL
- WATER VALVE
- GUY WIRE
- POWER POLE
- ▨ GRAVEL
- ▨ ASPHALT
- OF — OF — OVERHEAD ELECTRIC LINE

2023-23698 PLAT Total Pages 2

**FINAL PLAT OF  
ROLLING ACRES  
PHASE ONE**  
AN ADDITION TO HUNT COUNTY, TEXAS  
40.07 ACRES  
SHEET 1 OF 2



MITCHELL WORTHINGTON ET AL  
FILE #2018-00096, O.P.R.H.C.T.  
1.0 ACRE (UNPLATTED)

PHILLIP AARON ET AL  
FILE #2012-11062 O.P.R.H.C.T.  
REMAINDER OF 352.13 ACRES  
(UNPLATTED)

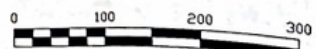
JUSTIN WHITLEY  
FILE #2019-06461, O.P.R.H.C.T.  
2.06 ACRES (UNPLATTED)

(CALL N08°37'40"W 3,486.70' - FILE #2012-11062)  
(CALL S08°35'12"E 3,469.32')  
S89°59'35"E 1,954.99'

(CALL S09°22'05"E 426.30')  
N89°37'45"E 628.43'

LINE	BEARING	DISTANCE
L5	S59°42'09"E	85.56'
L6	N79°37'14"E	37.96'
L7	S59°42'09"E	59.61'
L8	S59°42'09"E	44.93'
L9	S27°42'12"E	46.56'
L10	S59°42'09"E	88.40'
L11	N77°15'52"E	20.48'
L12	S71°53'18"E	30.60'
L13	N32°14'31"E	13.62'
L14	S81°24'56"E	13.02'
L15	S37°39'45"E	29.07'
L16	S17°58'15"E	17.83'
L17	S44°33'22"W	32.04'
L18	S05°18'26"W	8.75'
L19	S32°03'01"E	14.98'
L20	S61°47'07"E	37.33'
L21	N47°43'43"E	13.09'
L22	S67°49'41"E	23.05'
L23	S39°19'14"E	12.79'
L24	S04°25'43"E	13.37'
L25	S44°34'57"E	27.45'
L26	S67°37'38"E	56.24'
L27	S38°18'27"E	28.24'
L28	S67°05'08"E	14.28'
L29	N83°03'25"E	17.70'
L30	N45°43'29"E	12.89'
L31	N03°52'16"E	24.06'
L32	N46°41'35"E	23.23'
L33	S67°49'07"E	11.28'
L34	S31°03'00"E	43.90'
L35	S12°38'30"E	41.80'
L36	S58°39'33"W	16.43'
L37	S48°40'20"E	16.67'
L38	S74°59'46"E	32.30'
L39	N75°52'31"E	32.15'
L40	S77°12'15"E	16.25'
L41	N80°13'12"W	150.57'
L42	N64°28'10"W	27.06'

LINE	BEARING	DISTANCE
L1	N53°09'52"W	60.00'
L2	S89°58'25"E	28.01'
L3	N56°50'30"W	40.66'
L4	S32°54'00"W	19.40'



F.M. 118  
GREENVILLE, TEXAS

DATE: 10/26/2023  
SCALE: 1" = 100'  
JOB NO.: 2022-2002  
CLIENT: RUSTIC RANCH, LLC  
TECHNICIAN: APIN

**BY-LINE SURVEYING LLC**  
P.O. BOX 834  
Emory, TX 75440  
Ph (903) 473-5150  
Firm No. 10194233  
www.bylinesurveying.com

BARKER AND BARKER, LLC  
FILE #2021-10314 O.P.R.H.C.T.  
TRACT ONE - 41.744 ACRES  
(UNPLATTED)

POINT OF BEGINNING  
1/2" IRF RED CAP (HOLDER 5268)  
BEARS N89°40'36"W 1.02'  
N: 7128995.97  
E: 2711080.36

RUSTIC RANCH, LLC  
FILE #2023-07612 O.P.R.H.C.T.  
86.79 ACRES

PROPOSED ROLLING ACRES  
PHASE TWO

FAIR ROAD PROPERTIES, INC.  
FILE #2026-15466 O.P.R.H.C.T.  
1,996 ACRES (UNPLATTED)  
(CALL S58°09'20"E 608.98')  
S58°51'06"E 608.17'

