WILLIAM J. DUCKWORTH
TO
DOUGLAS M. BUTLER, ET UX
VOL. 787, PG. 742
O.P.R.F.C.T.

DAVID DIAZ LOREDO
TO
ABOLGHASEM KAZEMI, ET AL
DOC. NO. 2021002827
O.P.R.F.C.T.

FOUND 10" BOIS D'ARC FENCE CORNER POST "C.M."

N 85°52'52" E 1198.19'

1/2" IRF "C.M." PASS AT 15.97'

FOUND MAG SPIKE "C.M."

BEGINNING

N 85°52'52" E 465.00'

435.00'

1/2" IRS

S 85°52'52" W 300.00'

30.00'

40.00'

147.22'

LOT 2
1.01 ACRES

147.09'

LOT 1
1.31 ACRES

293.09'

S 04°16'41" E 333.01'

S 85°50'47" W 300.00'

N 04°16'41" W

146.00'

LOT 3
1.01 ACRES

146.00'

135.00'

1/2" IRS

L 1

1/2" IRS

300.00'

N 85°50'47" E 411.00'

REMAINDER OF
MACK SELLS, ET UX
TO
GLA VENTURES, LLC
DOC. NO. 2021008591
O.P.R.F.C.T.

TRACT ONE
JANA CAE WHATLEY, ET VIR
TO
JERRY D. NEWELL, ET UX
VOL. 934, PG. 264
O.P.R.F.C.T.

COUNTY ROAD NO. 4045
N 04°16'41" W 923.29'

S 04°16'41" E 893.27'

125.00'

10' UTIL ESMT

LOT 4
1.18 ACRES

125.00'

L 2

S 85°50'47" W 411.00'

DUNCAN MOUNSEY, ET UX
TO
WILLIAM C. PRITCHETT, ET UX
VOL. 569, PG. 449
D.R.F.C.T.

144.50'

25' B.L.

LOT 5
1.07 ACRES

77.00'

1/2" IRS

N 85°50'47" E 386.88'

134.34'

134.39'

118.15'

1/2" IRS

1/2" IRS

N 85°50'47" E 236.30'

118.15'

118.15'

1/2" IRS

1/2" IRS

N 85°50'47" E 472.59'

118.15'

118.15'

118.15'

118.14'

1/2" IRS

S 85°50'47" W
126.00'

S 85°50'47" W
135.00'

35.00'

S 85°50'47" W
150.01'

32.50'

LOT 6
1.00 ACRES

290.50'

N 04°16'41" W 323.00'

LOT 7
1.00 ACRES

323.00'

N 04°16'41" W 358.00'

LOT 8
1.04 ACRES

358.00'

N 04°16'41" W 376.00'

LOT 9
1.17 ACRES

S 04°16'41" E 376.02'

LOT 10
1.16 ACRES

S 04°16'41" E 376.02'

LOT 11
1.02 ACRES

L 3
L 5

LOT 12
1.02 ACRES

S 04°16'41" E 376.02'

LOT 13
1.02 ACRES

L 6
L 8

LOT 14
1.02 ACRES

S 04°16'41" E 376.02'

LOT 15
1.02 ACRES

S 04°16'41" E 376.02'

LOT 16
1.02 ACRES

S 04°16'41" E 376.02'

LOT 17
1.00 ACRES

S 04°40'34" E 335.51'

1/2" IRS

FOUND 3" METAL FENCE CORNER POST "C.M." PASS AT 24.16'

1/2" IRS

L 9

L 10

58.15'

N 41°41'37" E
127.23'

76.06'

1/2" IRF W/CAP STAMPED "STOVALL & ASSOC" "C.M."

R.O.W. DEDICATION
TO FANNIN COUNTY
1.86 ACRES

290.50'

10' UTIL ESMT

25' B.L.

L 4

1/2" IRS

1/2" IRS

L 7

1/2" IRS

1/2" IRS

118.15'

118.15'

118.15'

STATE OF TEXAS
COUNTY OF FANNIN

KNOW ALL MEN BY THESE PRESENTS:

I, _____, County Judge of Fannin County, Texas, do hereby certify that this plat, with field notes hereon, having been fully presented to the Commissioners Court of Fannin County, Texas and by the said Court duly considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Fannin County, Texas.

_____ _____
County Judge Date
Fannin County, Texas

Certificate of Compliance

The undersigned, the County, Clerk of Fannin County, Texas, does hereby certify that on the _____ day of _____, 20__. the Fannin County Commissioners Court by appropriate minute order did find that this final plat of Leonard Addition is in compliance with applicable state and county subdivision regulations and did approve the same for filing in the plat records of Fannin County, Texas.

Certified the _____ day of _____, 20__.

_____
County Clerk
Fannin County, Texas

Certificate Acceptance of Dedication

The undersigned, the County, Clerk of Fannin County, Texas, does hereby certify that on the _____ day of _____, 20__. that all owners of real property described above did execute and deliver unto the Fannin County Commissioners Court their dedication of all streets, alleys, parks, easements, and other public areas to the public, a copy of which is affixed to the face of this plat; and the Fannin County Commissioners Court did by appropriate minute order accept the dedication of all streets, alleys, parks, easements and other public areas on behalf of the public.

Certified the _____ day of _____, 20__.

_____
County Clerk
Fannin County, Texas

I, Jeffrey A. Wood, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed upon the ground, the lines and dimensions of said property being indicated by plat, the corner monuments shown hereon were set or found as described, and is a true survey to the best of my knowledge and belief.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"
Jeffrey A. Wood, R.P.L.S. No. 6220

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480807 0350 C, dated Feb. 18, 2011 this property lies in Zone X, this property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83

3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."

4) WATER SERVICE PROVIDER: _____.
ELECTRIC SERVICE PROVIDER: _____.

5) "C.M." = CONTROL MONUMENT

6) PLAT PREPARED ON DECEMBER 20, 2021

OWNERS CERTIFICATE

WHEREAS GLA Ventures is the owner of that certain tract of land situated in the James Swisher Survey, Abstract No. 1064 and being more particularly described as follows:

All of that certain lot, tract or parcel of land situated in the James Swisher Survey, Abstract No. 1064, Fannin County, Texas, being a part of that certain tract of land described in the deed Mack Sells, et ux to GLA Ventures, LLC as recorded in Document Number 2021008591of the O.P.R. Records of Fannin County, Texas (hereinafter called Subject Tract), and being more particularly described by metes and bounds as follows:

BEGINNING at a mag spike with a washer stamped "STOVALL & ASSOC" found for a corner lying in the center line of County Road Number 4045 and the East line of that certain tract of land described in the deed from Duncan Mounsey, et ux, to William C. Pritchett, et ux, as recorded in Volume 569, Page 449 of the Deed Records of Fannin County, Texas, said corner being the Northwest corner of the said Subject Tract and the Southwest corner of that certain tract of land described in the deed from David Diaz Loredo to Abolghasem Kazemi, et al, as recorded in Document Number 2021002827 of the Official Public Records of Fannin County, Texas;

THENCE N. 85 deg. 52 min. 52 sec. E. at a distance of 15.97 feet passing a 1/2" iron rod found for a reference, at a distance of 30.00 feet passing a 1/2" iron rod with a plastic cap stamped "STOVALL & ASSOC" set (hereinafter called 1/2" iron rod set) for a reference and continuing in all distance of 465.00 feet along the North line of the said Subject Tract and the South line of the said Kazemi tract to a 1/2" iron rod set for a corner said corner bears N. 85 deg. 52 min. 52 sec. E. a distance of 1198.19 to a 10" Bois D' Arc fence corner post found for the Northeast corner of the said Subject Tract;

THENCE S. 04 deg. 16 min. 41 sec. E. a distance of 333.01 feet across the said Subject Tract to a 1/2" iron rod set for a corner at an outside ell corner;

THENCE S. 85 deg. 50 min. 47 sec. W. a distance of 24.00 feet across the said Subject Tract to a 1/2" iron rod set for a corner at an inside ell corner;

THENCE S. 04 deg. 16 min. 41 sec. E. a distance of 184.00 feet across the said Subject Tract to a 1/2" iron rod set for a corner at an inside ell corner;

THENCE N. 85 deg. 50 min. 47 sec. E. a distance of 386.88 feet across the said Subject Tract to a 1/2" iron rod set for a corner at an outside ell corner;

THENCE S. 04 deg. 40 min. 34 sec. a distance of 376.02 feet across the said Subject Tract to a 1/2" iron rod set for a corner lying in the North line of County Road Number 4040, said corner being an inside ell corner;

THENCE N. 85 deg. 50 min. 47 sec. E. a distance of 40.00 feet along the North line of the said County Road Number 4040 to a 1/2" iron rod set for a corner at an inside ell corner;

THENCE N. 04 deg. 40 min. 34 sec. W. a distance of 376.02 feet across the said Subject Tract to 1/2" iron rod set for a corner at an outside ell corner;

THENCE N. 85 deg. 50 min. 47 sec. a distance of 236.30 feet across the said Subject Tract to 1/2" iron rod set of a corner at an outside ell corner;

THENCE S. 04 deg. 40 min. 34 sec. E. a distance of 376.02 feet across the said Subject Tract to a 1/2" iron rod set for a corner lying in the North line of the said County Road Number 4040, said corner being an inside ell corner;

THENCE N. 85 deg. 50 min. 47 sec. E. a distance of 40.00 feet along the North line of the said County Road Number 4040 to a 1/2" iron rod set for a corner at an inside ell corner;

THENCE N. 04 deg. 40 min. 34 sec. W. a distance of 376.02 feet across the said Subject Tract to a 1/2" iron rod set for a corner at an outside ell corner;

THENCE N. 85 deg. 50 min. 47 sec. E. a distance of 472.59 feet across the said Subject Tract to a 1/2" iron rod set for a corner at an outside ell corner;

THENCE S. 04 deg. 40 min. 34 sec. E. a distance of 335.51 feet across the said Subject Tract to a 1/2" iron rod set for a corner lying in the North line of the said County Road Number 4040 at an angle point;

THENCE N. 41 deg. 41 min. 37 sec. E. a distance of 69.08 feet along the North line of the said County Road Number 4040 to a 1/2" iron rod set for a corner at an angle point lying in the East line of the said Subject Tract and the West line of that certain tract of land described in the deed from Ronald E. Bostwick to Judy Dossey, as recorded in Volume 1317, Page 104 of the Official Public Records of Fannin County, Texas;

THENCE S. 04 deg. 40 min. 34 sec. E. at a distance of 24.16 passing a 3" metal fence corner post found for a reference and continuing in all a distance of 118.63 feet along the East line of the said Subject Tract and the West line of the said Dossey tract to a 1/2" iron rod with a plastic cap stamped "STOVALL & ASSOC" found for a corner, said corner being the Southeast corner of the said Subject Tract and an inside ell corner of the said Dossey tract;

THENCE S. 85 deg. 50 min. 47 sec. W. a distance of 1669.59 feet along the South line of the said Subject Tract, the North line of the said Dossey Tract, the North line of that certain tract of land described in the deed from Bobby Woodruff to Michael Woodruff, as recorded in Volume 1124, Page 455 of the Official Public Records of Hunt County, Texas to a mag spike with a washer stamped "STOVALL & ASSOC" found for a corner, said corner being the Southwest corner of the said Subject Tract, the Northwest corner of the said Woodruff tract, the Northeast corner of that certain tract of land described in the deed from Ronald E. Bostwick to Judy Dossey as recorded in Volume 1317, Page 109 of the Official Public Records of Fannin County, Texas, the Southeast corner of the said Pritchett tract;

THENCE N. 04 deg. 16 min. 41 sec. W. a distance of 923.29 feet along the West line of the said Subject Tract and the East line of the said Pritchett tract to the POINT OF BEGINNING and containing 19.92 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That GLA Ventures, LLC, are the owners of the herein described tract of land and do hereby adopt this plat designating the hereinabove described property as ECTOR RANCH ESTATES, an Addition to Fannin County, Texas, and do hereby dedicate to the public use forever the streets or roads and easements shown hereon (if any), for the use and accommodation of any public utility desiring to use, or using same for the purpose of constructing, maintaining, adding to or removing any or all of the respective systems located therein.

WITNESS MY HAND, this the _____ day of _____, 20____

_____ _____
NAME TITLE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____,20__

_____
Notary Public

FINAL PLAT
ECTOR RANCH ESTATES

AN ADDITION TO FANNIN COUNTY, TEXAS
19.92 ACRES
JAMES SWISHER SURVEY, ABST. NO. 1064

OWNERS:
GLA VENTURES, LLC

OWNERS ADDRESS
2271 FM 981
LEONARD, TX. 75452

MTG | STOVALL
ENGINEERS & SURVEYORS

6417 WESLEY STREET
GREENVILLE, TX
PH 903-450-1120
www.stovallassociates.com
FIRM LICENSE NO.101011-00
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DATE: DEC. 20, 2021
JOB NO.
210269-PLAT-PG2
SHEET #: 2 OF 2