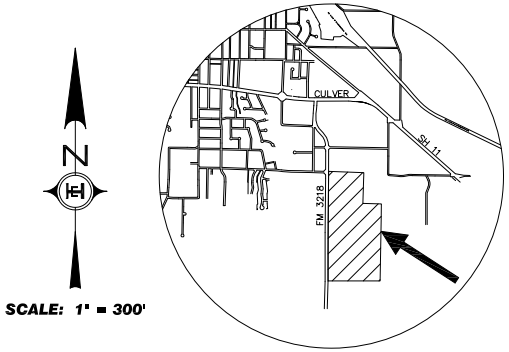
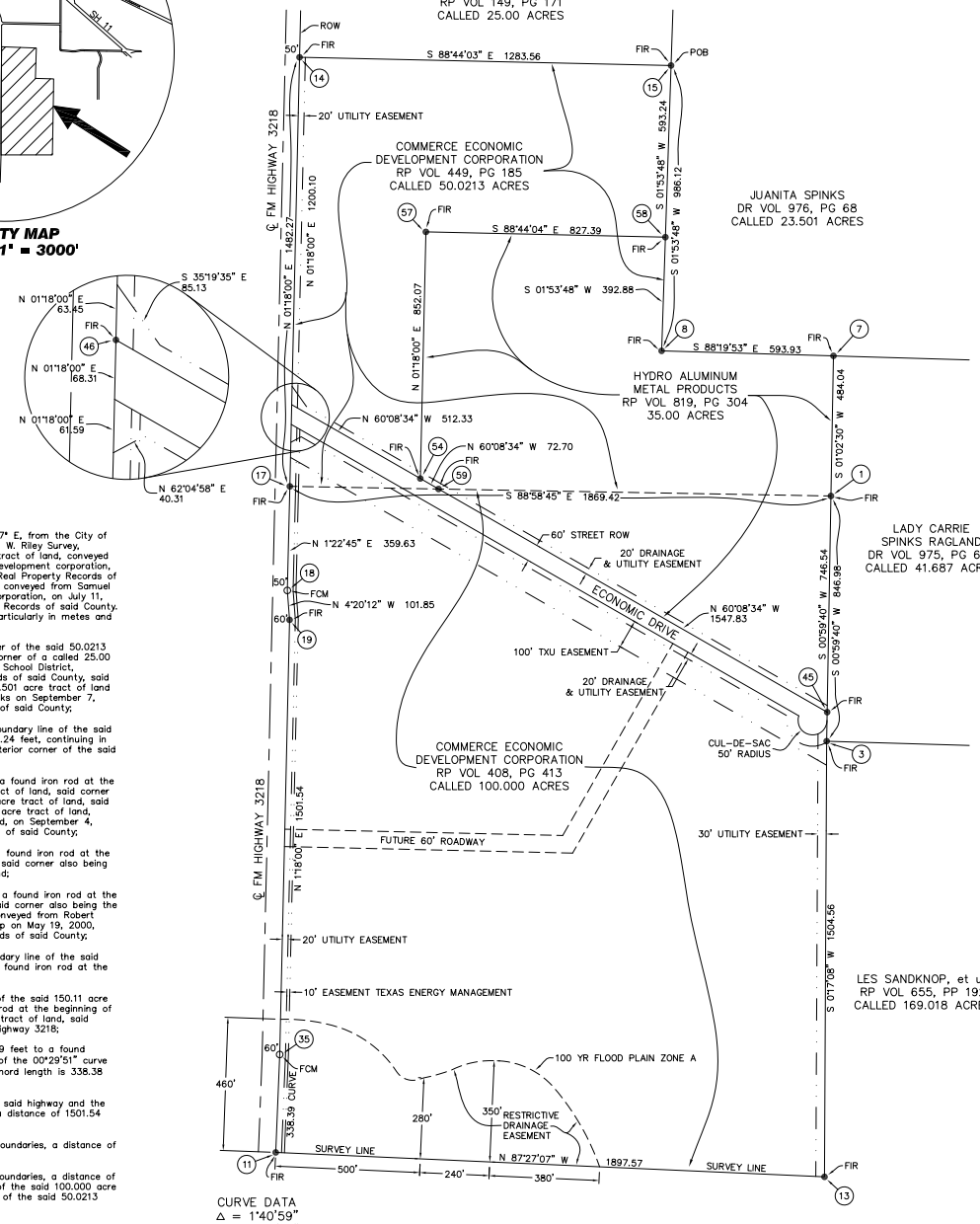


SCALE: 1" = 300'

VICINITY MAP
SCALE: 1" = 3000'

PT#	NORTHING	EASTING
15	6486.8379	4447.7530
56	5893.9204	4428.1200
8	5501.2588	4415.1177
7	5483.9649	5008.8005
1	5000.0000	5000.0000
45	4253.5768	4987.0428
3	4153.1486	4985.2995
13	2648.6059	4977.8011
11	2732.9628	3082.1039

PT#	NORTHING	EASTING
35	3071.0597	3095.8541
19	4572.2118	3129.9200
18	4673.7748	3122.2182
17	5033.3048	3130.8746
46	5315.4042	3137.2763
14	6515.1932	3164.5033
57	5912.1960	3600.9353
54	5060.3456	3581.6041
59	5024.1523	3644.6551



LEGEND

○ FCM	FOUND CONCRETE MONUMENT
● FIR	FOUND IRON ROD
RP	REAL PROPERTY RECORDS
DR	DEED RECORDS
POB	POINT OF BEGINNING
——℄——	CENTERLINE

FIELD NOTES
150.11 Acres
Commerce Economic Development Corporation
Hunt County, Texas

Being 150.11 acres of land, situated 14.1 miles, N 57° E, from the City of Greenville, County of Hunt, State of Texas, a part of the I. W. Riley Survey, Abstract No. 913, also being all of a called 50.0213 acre tract of land, conveyed from Samuel Waddy Swindell to the Commerce Economic Development corporation, on June 17, 1997, recorded in Vol. 449, Page 185 of the Real Property Records of said County and all of a called 100.000 acre tract of land conveyed from Samuel Waddy Swindell to the Commerce Economic Development Corporation, on July 11, 1997, recorded in Vol. 408, Page 413 of the Real Property Records of said County. The said 150.11 acre tract of land being described more particularly in metes and bounds as follows:

Beginning at a found iron rod at the Northeast corner of the said 50.0213 acre tract of land, said corner also being the Southeast corner of a called 25.00 acre tract of land conveyed to the Commerce Independent School District, recorded in Vol. 149, Page 171 of the Real Property Records of said County, said corner also being in the West boundary line of a called 23.501 acre tract of land conveyed from Lady Carrie Spinks Ragland to Juanita Spinks on September 7, 1985, recorded in Vol. 976, Page 68 of the Deed Records of said County;

Thence S 1°53'48" W, with the most Westerly East boundary line of the said 150.11 acre tract of land, passing a found iron rod at 593.24 feet, continuing in all a distance of 986.12 feet to a found iron rod at an interior corner of the said 150.11 acre tract of land;

Thence S 88°19'53" E, a distance of 593.93 feet to a found iron rod at the most Easterly Northeast corner of the said 150.11 acre tract of land, said corner also being in the South boundary line of the said 23.501 acre tract of land, said corner also being the Northwest corner of a called 41.687 acre tract of land, conveyed from Juanita Spinks to Lady Carrie Spinks Ragland, on September 4, 1985, recorded in Vol. 975, Page 649 of the Deed Records of said County;

Thence S 1°02'30" W, a distance of 484.04 feet to a found iron rod at the Southeast corner of the said 50.0213 acre tract of land, said corner also being the Northeast corner of the said 100.000 acre tract of land;

Thence S 00°59'40" W, a distance of 846.98 feet to a found iron rod at the Southwest corner of the said 41.687 acre tract of land, said corner also being the Northwest corner of a called 169.018 acre tract of land conveyed from Robert Milbank, Jr., trustee, to Les Sandknop and Claudia Sandknop on May 19, 2000, recorded in Vol. 655, Page 192 of the Real Property Records of said County;

Thence S 00°17'08" W, continuing with the East boundary line of the said 150.11 acre tract of land, a distance of 1504.56 feet to a found iron rod at the Southeast corner of the said 150.11 acre tract of land;

Thence N 87°27'07" W, with the South boundary line of the said 150.11 acre tract of land, a distance of 1897.57 feet to a found iron rod at the beginning of a curve at the Southwest corner of the said 150.11 acre tract of land, said corner also being in the East right-of-way line of F. M. Highway 3218;

Thence with the curve to the left a distance of 338.39 feet to a found concrete monument at the end of the curve. The radius of the 00°29'51" curve is 11,519.16 feet and the central angle is 1°40'59". The chord length is 338.38 feet at a bearing of N 2°19'44"E;

Thence continuing with the East right-of-way line of said highway and the West boundary line of the said 150.11 acre tract of land, a distance of 1501.54 feet to a found iron rod;

Thence N 4°20'12" w, continuing with said common boundaries, a distance of 101.85 feet to a found concrete monument;

Thence N 1°22'45" E, continuing with said common boundaries, a distance of 359.63 feet to a found iron rod at the Northwest corner of the said 100.000 acre tract of land, said corner also being the Southwest corner of the said 50.0213 acre tract of land;

Thence N 1°18'00" E, continuing with said common boundaries, a distance of 1482.27 feet to a found iron rod at the Northwest corner of the said 50.0213 acre tract of land;

Thence S 88° 44'03" E, with the North boundary line of the said 150.11 acre tract of land, a distance of 1283.56 feet to the point of beginning, containing 150.11 acres of land.

CURVE DATA
Δ = 1°40'59"
D = 0°29'51"
R = 11,519.16
L = 338.39
T = 169.21
C = 338.38
CDBR = N 2°19'44" E

COMMERCE EDC

WE, THE UNDERSIGNED, AS OWNERS OF THE TRACT OF LAND AS NOTED HEREIN, DO HEREBY DEDICATE THE EASEMENTS, WATER UTILITIES, SEWER UTILITIES AND STREET SHOWN WITHIN THE LIMITS OF COMMERCE EDC 115.11 ACRE TRACT (150.11 – 35.00 ACRES) AS DEPICTED ON THIS PRELIMINARY/FINAL PLAT. WE WARRANT THE WORKMANSHIP AND MATERIALS USED IN THE CONSTRUCTION AND INSTALLATION OF ALL WATER MAINS, SANITARY SEWER, STREET AND DRAINAGE WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE RECORD DRAWINGS BY THE CITY ENGINEER.

_____ (OWNER) _____ (OWNER)

_____ (OWNER) _____ (OWNER)

HYDRO ALUMINUM METAL PRODUCTS, NORTH AMERICA

WE, THE UNDERSIGNED, AS OWNERS OF THE TRACT OF LAND AS NOTED HEREIN, DO HEREBY DEDICATE THE EASEMENTS SHOWN WITHIN THE LIMITS OF HYDRO ALUMINUM METAL PRODUCTS PROPERTY (35.00 ACRES) AS DEPICTED ON THE PRELIMINARY/FINAL PLAT.

_____ (OWNER) _____ (OWNER)

_____ (OWNER) _____ (OWNER)

I,_____ DO HEREBY CERTIFY THAT THE ABOVE-LISTED PERSONS APPEARED BEFORE ME AND SIGNED THE DOCUMENTS ABOVE ON_____.

MY COMMISSION EXPIRES_____.

I, KENNETH R. JONES, REGISTERED PUBLIC LAND SURVEYOR FOR THE STATE OF TEXAS, RPLS #3332, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN REPRESENTS AN ACTUAL ON-THE-GROUND SURVEY CONDUCTED BY MYSELF. THE SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

I, KENNETH R. JONES, CERTIFY THAT THIS PLAT DOES LIE WITHIN THE 100-YEAR FLOODPLAIN, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP PANEL NUMBER 48231C0140E, EFFECTIVE DATE DECEMBER 4, 1991.

THIS PDF FILE IS AN ELECTRONIC VERSION OF THE ORIGINAL SIGNED AND SEALED PLAT AND SHOULD NOT BE RECORDED OR FILED WHAT SO EVER. A SIGNED AND SEALED ORIGINAL MAY BE OBTAINED FROM HAYTER ENGINEERING INC. BY CALLING (903) 785-0303.

APPROVAL CERTIFICATION

APPROVED: _____
CHAIRMAN PLANNING AND ZONING COMMISSION

ACCEPTED: _____
MAYOR, CITY OF COMMERCE, TEXAS

THE UNDERSIGNED, THE CITY CLERK OF THE CITY OF COMMERCE HEREBY CERTIFIES THAT THE FOREGOING MAP OR PLAT OF_____, TEXAS WAS SUBMITTED TO THE CITY COUNCIL ON THE_____DAY OF_____, 2002, AND THE COUNCIL, BY FORMAL ACTION THEN AND THERE, ACCEPTED THE DEDICATION OF WATER, SEWER, STREET, EASEMENTS AND ETC., AS SHOWN UPON SAID MAP OR PLAT, AND SAID COUNCIL FURTHER AUTHORIZES THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREIN SUBSCRIBED.

WITNESS MY HAND AND SEAL THIS_____DAY OF_____, 2002.

_____
CITY CLERK, CITY OF COMMERCE

STATE OF TEXAS
COUNTY OF HUNT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED_____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF_____, A.D. 2002.

_____
NOTARY PUBLIC OF TEXAS

PRELIMINARY / FINAL PLAT
COMMERCE EDC
150.11 ACRES
HUNT COUNTY, TEXAS
MARCH 2002