

METES & BOUNDS DESCRIPTION

BEING A 2.776 ACRE TRACT OF LAND SITUATED IN THE JOHN SWARTZ SURVEY, ABSTRACT NUMBER 704, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.71 ACRE TRACT OF LAND DESCRIBED BY DEED TO ROBERT E. RICHARDSON, RECORDED IN VOLUME 1139, PAGE 246, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST CORNER OF A CALLED 2.77 ACRE TRACT OF LAND DESCRIBED BY DEED TO BRIAN L. LEDEBOER AND CHASTA LEDEBOER, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2016-16122, DEED RECORDS, JOHNSON COUNTY, TEXAS, BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 310, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE SOUTH 30 DEGREES 09 MINUTES 51 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID CALLED 2.77 ACRE TRACT, AT A DISTANCE OF 4.70 FEET, PASSING A 1/2" IRON ROD FOUND FOR REFERENCE, AT A DISTANCE OF 25.00 FEET, PASSING A 1/2" IRON ROD FOUND FOR REFERENCE, AND CONTINUING IN ALL 309.60 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", AT THE EASTERNMOST CORNER OF SAID CALLED 2.77 ACRE TRACT, SAME BEING THE NORTHERNMOST CORNER OF SAID CALLED 2.71 ACRE TRACT, AND BEING THE POINT OF BEGINNING;

THENCE SOUTH 30 DEGREES 09 MINUTES 51 SECONDS EAST, DEPARTING SAID NORTHEAST LINE AND ALONG THE NORTHEAST LINE OF SAID CALLED 2.71 ACRE TRACT, BEING COMMON WITH THE SOUTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO RICHARD OAKES, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2017-1560 AND THE SOUTHWEST LINE OF A CALLED 13.719 ACRE TRACT OF LAND DESCRIBED BY DEED TO RICHARD OAKES AND MISTI OAKES, RECORDED IN VOLUME 1877, PAGE 492, DEED RECORDS, JOHNSON COUNTY, TEXAS, RESPECTIVELY, A DISTANCE OF 300.44 FEET, TO A 3" STEEL FENCE CORNER POST FOUND AT THE EASTERNMOST CORNER OF SAID CALLED 2.71 ACRE TRACT, SAME BEING THE SOUTHERNMOST CORNER OF SAID CALLED 13.719 ACRE TRACT, AND BEING ON THE NORTHWEST LINE OF A CALLED 2.72 ACRE TRACT OF LAND DESCRIBED BY DEED TO KARLA SALAMANCA, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2015-7319, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 58 DEGREES 35 MINUTES 55 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHWEST LINE OF SAID CALLED 2.71 ACRE TRACT, BEING COMMON WITH THE NORTHWEST LINE OF SAID CALLED 2.72 ACRE TRACT AND THE NORTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO BILLY DEAN WARD, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2013-2889, DEED RECORDS, JOHNSON COUNTY, TEXAS, A DISTANCE OF 389.28 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHERNMOST CORNER OF SAID CALLED 2.71 ACRE TRACT, SAME BEING THE WESTERNMOST CORNER OF SAID WARD TRACT, AND BEING ON THE NORTHEAST LINE OF A CALLED 49.15 ACRE TRACT OF LAND DESCRIBED BY DEED TO JIMMIE RAY HOGAN AND DELLA JEAN HOGAN, RECORDED IN VOLUME 704, PAGE 45, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 30 DEGREES 44 MINUTES 00 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHWEST LINE OF SAID CALLED 2.71 ACRE TRACT, BEING COMMON WITH THE NORTHEAST LINE OF SAID CALLED 49.15 ACRE TRACT, A DISTANCE OF 318.38 FEET, TO A 3" STEEL FENCE CORNER POST FOUND AT THE WESTERNMOST CORNER OF SAID CALLED 2.71 ACRE TRACT, SAME BEING THE NORTHERNMOST CORNER OF SAID CALLED 49.15 ACRE TRACT, AND BEING THE WESTERNMOST CORNER OF A CALLED 2.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO JIMMIE RAY HOGAN AND DELLA JEAN HOGAN, RECORDED IN VOLUME 841, PAGE 5, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING THE SOUTHERNMOST CORNER OF SAID CALLED 2.77 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS FOR REFERENCE NORTH 29 DEGREES 59 MINUTES 53 SECONDS WEST, A DISTANCE OF 270.82 FEET;

THENCE NORTH 61 DEGREES 13 MINUTES 34 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTHWEST LINE OF SAID CALLED 2.71 ACRE TRACT, BEING COMMON WITH THE SOUTHWEST LINE OF SAID CALLED 2.77 ACRE TRACT, A DISTANCE OF 392.47 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 2.776 ACRES OR 120,905 SQUARE FEET OF LAND, MORE OR LESS.

GENERAL NOTES

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE, ISSUED BY TRULY TITLE, GF NO. 22008184-28, EFFECTIVE DATE: JULY 12, 2022. THIS SURVEYOR HAS NOT PERFORMED ANY RESEARCH IN REGARDS TO EASEMENTS AFFECTING THE PROPERTY. THIS SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
2. THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202
3. ALL CORNERS CALLED CIRS ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "LONESTAR RPLS6882".
4. THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.



FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0325J, DATED MAY 6, 2011, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE 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.

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6882, STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SKETCH WAS PREPARED FROM THE PUBLIC RECORDS, AND FROM AN ACTUAL AND ACCURATE SURVEY OF THE PROPERTY PERFORMED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON JULY 12, 2022. THE VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON, EXCEPT AS SHOWN HEREON, THERE ARE NO APPARENT ENCROACHMENTS ONTO THE PROPERTY OR APPARENT PROTRUSIONS THEREFROM. I DID NOT ABSTRACT THE TITLE TO THIS PROPERTY, NOR DID I SEARCH THE PUBLIC RECORDS FOR EASEMENTS, ADVERSE CLAIMS, OR OTHER ENCUMBRANCES THAT MIGHT AFFECT THIS PROPERTY.

EXECUTED THIS THE 25th DAY OF JULY, 2022.

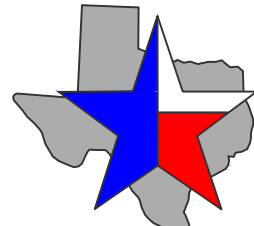
Marshall Miller

MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882



PROJECT NUMBER: 220600 DATE: JULY 25, 2022
REVISED DATE:
REVISION NOTES:

BOUNDARY SURVEY OF 2.776 ACRES OF LAND SITUATED IN THE JOHN SWARTZ SURVEY, ABSTRACT NO. 704, JOHNSON COUNTY, TEXAS



-LONESTAR-
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

ATTENTION TO SCHEDULE B ITEMS

- A. WATER LINE EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 564, PAGE 670, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS. **DOES NOT AFFECT**
- B. INGRESS, EGRESS AND UTILITY EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 896, PAGE 756, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS. **DOES AFFECT AND IS SHOWN HEREON**
- C. INGRESS AND EGRESS EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1139, PAGE 246, OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS. **DOES AFFECT AND IS BLANKET IN NATURE**
- D. OIL, GAS AND MINERAL LEASE GRANTED E. T. JESTER IN INSTRUMENT RECORDED IN VOLUME 207, PAGE 13, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS, AND ALL TERMS, CONDITIONS AND STIPULATIONS CONTAINED THEREIN. TITLE TO THIS LEASE HAS NOT BEEN INVESTIGATED SUBSEQUENT TO DATE THEREOF. **MAY AFFECT, HOWEVER THE DESCRIPTION IS TOO VAGUE TO PLOT**
- E. OIL, GAS AND MINERAL LEASE GRANTED J. C. VERNON AND DR. C. D. HALLEY IN INSTRUMENT RECORDED IN VOLUME 345, PAGE 161, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS, AND ALL TERMS, CONDITIONS AND STIPULATIONS CONTAINED THEREIN. TITLE TO THIS LEASE HAS NOT BEEN INVESTIGATED SUBSEQUENT TO DATE THEREOF. **MAY AFFECT, HOWEVER THE DESCRIPTION IS TOO VAGUE TO PLOT**
- F. 1/2 OF ALL THE OIL, GAS AND OTHER MINERALS, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ARE EXCEPTED THEREFROM AS THE SAME ARE SET FORTH IN INSTRUMENT RECORDED IN VOLUME 354, PAGE 6, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS. (SAID INTEREST NOT INVESTIGATED SUBSEQUENT TO DATE OF RESERVATION OR CONVEYANCE.) **SURVEYOR COULD NOT LOCATE REFERENCED DOCUMENT**
- G. ALL THE OIL, GAS AND OTHER MINERALS, AND ALL OTHER ELEMENTS NOT CONSIDERED A PART OF THE SURFACE ESTATE, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ALL OF WHICH ARE EXPRESSLY EXCEPTED THEREFROM AND NOT INSURED HEREUNDER, AS THE SAME ARE SET FORTH IN INSTRUMENT RECORDED IN VOLUME 896, PAGE 746, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS. (SAID INTEREST NOT INVESTIGATED SUBSEQUENT TO DATE OF RESERVATION OR CONVEYANCE.) **DOES AFFECT AND IS BLANKET IN NATURE**

LEGEND
- x - x - BARBED WIRE FENCE
DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
PLJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
IRF = IRON ROD FOUND
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"