



J.T. CADENHEAD SURVEY
A-134

(47.28 ACRES)
#2020-41246 J.C.O.P.R.

P.O.B.
3/8" IRON ROD IN ASPHALT
FOUND AND FROM WHICH A
3/8" IRON ROD AT FENCE
CORNER POST FOUND BEARS
S29°38'38"E 19.84'

COUNTY ROAD 108
N 59°29'27" E 1368.49'

FROM WHICH A MAG
NAIL IN ASPHALT
FOUND BEARS
N59°29'27"E 34.57' &
A 6" PIPE FENCE
CORNER POST FOUND
BEARS S18°03'03"E
22.73'

S 29°47'44" E 497.47'
#2019-12197 J.C.O.P.R.

1/2" IRON
ROD W/CAP
FOUND

(50.0 ACRES)
1830/892 J.C.D.R.

0.4'

6.2'

0.6'

99.286 ACRES
(97.08 ACRES)
708/44 J.C.D.R.

LEEMAN KELSEY SURVEY
A-1115

1/2" IRON ROD W/CAP
FOUND

GATE

N 30°14'29" W 1466.61'

(892.7 ACRES)
#2021-45214
J.C.O.P.R.

N 30°35'58" W 1497.40'

(96.726 ACRES)
#2017-23211
J.C.O.P.R.

JOHNSON COUNTY
ELLIS COUNTY

APPROX. 1,314 ACRES
INCLUDED BUT NOT
UNDER FENCE

44.8'

27.4'

19.1'

4" PIPE
FENCE
CORNER POST
FOUND

(302.23 ACRES)
2305/135
J.C.O.P.R.

N 31°05'12" W 122.33'

3/8" IRON ROD AT A
FENCE CORNER
POST FOUND
FROM WHICH A CONC.
COUNTY LINE MARKER
BEARS
S30°32'17"E 428.84'

(113.0 ACRES)
202/576 J.C.D.R.

CONC. COUNTY LINE
MARKER FOUND

NOTE:

AS PER INFORMATION PROVIDED IN GF# FW226489 DATED
8/11/2022 BY OLD REPUBLIC NATIONAL TITLE INSURANCE
COMPANY, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: N/A

EASEMENTS:

10.

F. EASEMENT GRANTED TO ELLIS-PAIRIE SOIL AND WATER
CONSERVATION DISTRICT AS SET FORTH IN INSTRUMENT FILED
FOR RECORD DECEMBER 17, 1971 IN VOLUME 555, PAGE 1047,
DEED RECORDS, ELLIS COUNTY, TEXAS. - DOES AFFECT BUT
NOTHING TO PLOT THAT IS DESCRIBED WITHIN THE DOCUMENT.

G. EASEMENT GRANTED TO ELLIS-PAIRIE SOIL AND WATER
CONSERVATION DISTRICT AS SET FORTH IN INSTRUMENT FILED
FOR RECORD DECEMBER 17, 1971 IN VOLUME 555, PAGE 1049,
DEED RECORDS, ELLIS COUNTY, TEXAS. - DOES AFFECT BUT
NOTHING TO PLOT THAT IS DESCRIBED WITHIN THE DOCUMENT

H. EASEMENT GRANTED TO ELLIS-PAIRIE SOIL AND WATER
CONSERVATION DISTRICT AS SET FORTH IN INSTRUMENT FILED
FOR RECORD DECEMBER 17, 1971 IN VOLUME 555, PAGE 1049,
DEED RECORDS, ELLIS COUNTY, TEXAS. - DOES AFFECT BUT
NOTHING TO PLOT THAT IS DESCRIBED WITHIN THE DOCUMENT

I. RIGHT OF WAY EASEMENT GRANTED TO MOUNTAIN PEAK
WATER SUPPLY CORPORATION AS SET FORTH IN INSTRUMENT
FILED FOR RECORD OCTOBER 11, 1974 IN VOLUME 584, PAGE
332, DEED RECORDS, ELLIS COUNTY, TEXAS. - DOES AFFECT
BUT NOTHING TO PLOT THAT IS DESCRIBED WITHIN THE
DOCUMENT

J. UTILITY RIGHT-OF-WAY EASEMENT GRANTED TO JOHNSON
COUNTY ELECTRIC COOPERATIVE ASSOCIATION AS SET FORTH
IN INSTRUMENT FILED FOR RECORD MARCH 9, 1993 IN VOLUME
679, PAGE 839, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY,
TEXAS. - DOES AFFECT BUT NOTHING TO PLOT THAT IS
DESCRIBED WITHIN THE DOCUMENT

LEGAL DESCRIPTION: BEING 99.286 ACRES OF LAND OUT OF THE LEEMAN KELSEY SURVEY, ABSTRACT NO. 1115 IN JOHNSON ELLIS COUNTY, TEXAS AND BEING THAT CERTAIN 97.08 ACRE TRACT DESCRIBED IN VOLUME 708, PAGE 44 OF THE DEED RECORDS OF SAID JOHNSON COUNTY, TEXAS; SAID 99.286 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN AUGUST 2021:

BEGINNING AT A 3/8" IRON ROD IN ASPHALT OF COUNTY ROAD 108 IN THE COMMON LINE OF THE J. D. CADENHEAD SURVEY, ABSTRACT NO. 134 AND SAID KELSEY SURVEY FOR THE NORTH CORNER OF THAT CERTAIN 50.0 ACRE TRACT DESCRIBED IN VOLUME 1830, PAGE 892 OF SAID DEED RECORDS AND THE WEST CORNER HEREOF AND FROM WHICH A 3/8" IRON ROD AT A FENCE CORNER POST FOUND BEARS SOUTH 29°38'38" EAST A DISTANCE OF 19.84 FEET;

THENCE NORTH 59°29'27" EAST A DISTANCE OF 1368.49 FEET ALONG THE COMMON LINE OF SAID CADENHEAD SURVEY AND SAID KELSEY SURVEY AND APPROXIMATELY ALONG THE CENTERLINE OF SAID COUNTY ROAD 108 TO A CALCULATED POINT FOR THE WEST CORNER OF THAT CERTAIN 1.8011 ACRE TRACT DESCRIBED IN DOC. #2019-12197 OF THE OFFICIAL PUBLIC RECORDS OF SAID JOHNSON COUNTY, TEXAS AND THE NORTH CORNER HEREOF AND FROM WHICH A MAG NAIL IN ASPHALT FOUND BEARS NORTH 59°29'27" EAST A DISTANCE OF 34.57 FEET AND A 6" PIPE FENCE CORNER POST FOUND BEARS SOUTH 18°03'03" EAST A DISTANCE OF 22.73 FEET;

THENCE SOUTH 29°47'44" EAST A DISTANCE OF 497.47 FEET ALONG THE SOUTHWEST LINE OF SAID 1.8011 ACRE TRACT TO A 1/2" IRON ROD WITH CAP FOUND FOR THE SOUTH CORNER OF SAID 1.8011 ACRE TRACT AND THE WEST CORNER OF THAT CERTAIN 96.726 ACRE TRACT DESCRIBED IN DOC. #2017-23211 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 32°15'16" EAST A DISTANCE OF 2593.92 FEET ALONG THE SOUTHWEST LINE OF 96.726 ACRE TRACT TO A 4" PIPE FENCE CORNER POST FOUND IN THE NORTHWEST LINE OF THAT CERTAIN 302.23 ACRE TRACT DESCRIBED IN VOLUME 2305, PAGE 135 OF SAID OFFICIAL PUBLIC RECORDS FOR THE SOUTH CORNER OF SAID 96.726 ACRE TRACT AND THE EAST CORNER HEREOF;

THENCE SOUTH 59°38'32" WEST A DISTANCE OF 1444.57 FEET ALONG THE NORTHWEST LINE OF SAID 302.23 ACRE TRACT TO A 1/2" IRON ROD WITH CAP AT A FENCE CORNER POST FOUND IN THE NORTHEAST LINE OF THAT CERTAIN 113.0 ACRE TRACT DESCRIBED IN VOLUME 202, PAGE 576 OF SAID DEED RECORDS FOR THE WEST CORNER OF SAID 302.23 ACRE TRACT AND THE SOUTH CORNER HEREOF AND FROM WHICH A CONCRETE COUNTY LINE MARKER FOUND BEARS SOUTH 30°32'17" EAST A DISTANCE OF 428.84 FEET;

THENCE NORTH 31°05'12" WEST A DISTANCE OF 122.33 FEET ALONG THE NORTHEAST LINE OF SAID 113.0 ACRE TRACT TO A 1/2" IRON ROD WITH CAP FOUND FOR THE NORTH CORNER OF SAID 113.0 ACRE TRACT AND THE EAST CORNER OF THAT CERTAIN 892.7 ACRE TRACT DESCRIBED IN DOC.#2021-45214 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 30°35'58" WEST A DISTANCE OF 1497.40 FEET ALONG THE NORTHEAST LINE OF SAID 892.7 ACRE TRACT TO A 1/2" IRON ROD WITH CAP FOUND FOR THE NORTH CORNER OF SAID 892.7 ACRE TRACT AND THE EAST CORNER OF SAID 50.0 ACRE TRACT;

THENCE NORTH 30°14'29" WEST A DISTANCE OF 1466.61 FEET ALONG THE NORTHEAST LINE OF SAID 50.0 ACRE TRACT TO THE **POINT OF BEGINNING** CONTAINING 99.286 ACRES OR LESS, AND AS SHOWN HEREON.

SURVEY NOTES:

1. BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011)-HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS NORTH CENTRAL ZONE", UTILIZING NOS CONJUGIOUS SOLUTION.
2. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTL'S"
3. THIS SURVEY IS A TITLE SURVEY AND IS NOT AN ENGINEERING DESIGN SURVEY.
4. FLOOD MAP SUBJECT TO SCALE UNCERTAINTY AND THEREFOR IS APPROXIMATE.
5. UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.
6. INFORMATION OF EASEMENTS, SERVITUDES OR COVENANTS IF ANY SHOWN HEREON ARE SOLELY BASED ON THE TITLE COMMITMENT PROVIDED BY CLIENT REFERENCED HEREON AND NO OTHER RESEARCH WAS PERFORMED OR REQUESTED BY CLIENT.
7. LOCATION OF ALL WATERLINES, PIPELINES (ABOVE-GROUND AND BURIED), OVERHEAD ELECTRIC LINES AND BURIED CABLE LINES SHOWN HEREON ARE APPROXIMATE AND BASED SOLELY ON VISIBLE EVIDENCE. NOT ALL OVERHEAD ELECTRIC POLES AND GUY WIRES WERE LOCATED. ONLY THOSE REQUIRED TO SHOW THE LOCATION OF THE LINES. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF BURIED FACILITIES ASSOCIATED WITH THESE UTILITIES.



702 RIO GRANDE, #301 - AUSTIN, TEXAS 78701

TX.FIRM REG. #100248-00
www.crosstexaslandservices.com

I, THE UNDERSIGNED DOES HEREBY CERTIFY TO FIDELITY NATIONAL TITLE INSURANCE COMPANY AND FAIR TEXAS TITLE THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, VISIBLE ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR MOST ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS VISIBLE ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

MARK R. WATSON RPLS#5740

8-26-2022
DATE



LEGEND:

- | | | | |
|----------------------|---|--|--------------------------|
| ● POINT | ☼ FIRE HYDRANT | △ BENCH MARK | ⊙ WATER METER |
| ⊙ MONUMENT FOUND | ☎ TELEPHONE/CABLE PEDESTAL | ☆ FLAG POLE | ⊙ WATER WELL |
| ○ MONUMENT SET | ⊕ GAS METER | ⊙ SIGN | ⊙ WATER VALVE |
| ⊕ A/C UNIT | ⊕ MANHOLE | ⊕ DRAINAGE STRUCTURE | ⊙ SEWER VALVE |
| ☼ UTILITY POLE/RISER | ⊕ ELECTRIC BOX/METER | ⊕ GAS VALVE | ✕ CARVED "X" IN CONCRETE |
| ☼ LIGHTPOST | | | |
| ⊙ CLEAN OUT | J.C.D.R. - JOHNSON COUNTY DEED RECORDS | P.U.E. PUBLIC UTILITY EASEMENT | |
| | J.C.O.P.R. - JOHNSON COUNTY OFFICIAL PUBLIC RECORDS | B.L. (BRG-DIST.) BUILDING SETBACK LINE | |
| | | RECORD CALL | |

REFERENCE: -----

TYPE OF SURVEY - TITLE

LEGAL DESCRIPTION:
BEING 99.286 ACRES OF LAND OUT OF THE LEEMAN KELSEY SURVEY,
ABSTRACT NO. 1115 IN JOHNSON ELLIS COUNTY, TEXAS

JOB NO. 22-50184

PAGE 1 OF 1