



HARRY SCHROEDER  
INST. # 2010-0019703

KENNY YEE AND  
CYNTHIA F. YEE  
INST. # 2014-0013088

PHILLIPS NATURAL GAS COMPANY,  
A DELAWARE CORPORATION  
VOL. 770, PG. 178

HARRY SCHROEDER  
INST. # 2010-0019703

RODOLFO R. CONTRERAS  
AND MARTINA PAREDES  
INST. # 2014-0004409

WILLIAM E. SULLIVAN  
640 ACRE SURVEY  
ABSTRACT NO. 490

WILLIAM R. SPENCER  
840 ACRE SURVEY  
ABSTRACT NO. 491

KAUFMAN COUNTY  
INST. # 2008-00018033

WILLIAM R. SPENCER  
840 ACRE SURVEY  
ABSTRACT NO. 491

250 ACRE SURVEY  
ABSTRACT NO. 500

NOTE:  
THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE  
AND/OR LOCAL GOVERNMENT CODE SECTION 239 AND  
MAY BE SUBJECT TO PLATTING REQUIREMENTS. IT IS  
THE RESPONSIBILITY OF THE CLIENT TO CONTACT THE  
LOCAL GOVERNING BODY TO DETERMINE THE SPECIFIC  
REQUIREMENTS FOR THIS PROPERTY. CBG SURVEYING  
CLAIMS NO RESPONSIBILITIES OR LIABILITIES IN THE  
DETERMINATION OF THIS REQUIREMENT.

NOTE: This survey is made in conjunction  
with the information provided by the  
client. CBG Surveying Texas, LLC has not  
researched the land title records for the  
existence of easements, restrictive  
covenants or other encumbrances.

NOTES:  
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH  
CENTRAL ZONE.

0 80 160 240

COLQUITT ROAD  
(COUNTY ROAD 233)  
VARIABLE WIDTH R.O.W.

REVISIONS		
DATE	BY	NOTES
12/30/2021	CAJ	R.O.W. WIDTH

NOTE: According to the F.I.R.M. in Map No. 48257C0075D, this property does lie in Zone A  
and DOES lie within the 100 year flood zone. EXCEPT AS SHOWN.

LEGEND	
CM CONTROLLING MONUMENT	FE POOL EQUIPMENT
1/2" IRON ROD FOUND	COLUMN
1/2" IRON ROD SET	AC AIR CONDITIONING
1" IRON PIPE FOUND	FIRE HYDRANT
ALUMINUM CAP FOUND	
FENCE POST CORNER	
"X" FOUND / SET	
UNDERGROUND ELECTRIC	
OVERHEAD ELECTRIC	
POWER POLE	
POINT FOR CORNER	
GRAVEL/ROCK ROAD OR DRIVE	

ASPHALT PAVING	
CHAIN LINK FENCE	
WOOD FENCE	
0.5" WIDE TYPICAL	
BARBED WIRE	
IRON FENCE	
PIPE FENCE	
COVERED PORCH/DECK OR CARPORT	
OVERHEAD ELECTRIC SERVICE	
OVERHEAD POWER LINE	
CONCRETE PAVING	
DOUBLE SIDED	
WOOD FENCE	

12025 Shiloh Road, Ste. 240 Dallas, TX 75228 P 214.349.9485 F 214.349.2216 Firm No. 10168800 www.cbgtxllc.com				
SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 80'	11/17/2022	2121319	N/A	CAJ

## 6700 Colquitt Road

Being a tract of land situated in the M.L. Swing 320 acre Survey, Abstract No. 500, Kaufman County, Texas, same being a portion of a tract of land conveyed to Don Taylor, by deed recorded in Volume 637, Page 330, Deed Records of Kaufman County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner lying on the Northwest line of that tract of land conveyed to Shelley Lynch Carvalho, Brenda Lynch Blazek, and Sandra Lynch Mears, by deed recorded in Instrument Number 2020-0033779, Official Public Records of Kaufman County, Texas, and being the East corner of a tract of land conveyed to Kaufman County, by deed recorded in Volume 1406, Page 277, Deed Records of Kaufman County, Texas;

THENCE North 67 degrees 30 minutes 36 seconds West (bearings from NAD83 Texas North Central Zone 2), along the Northeast line of said Kaufman County tract, a distance of 512.00 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner;

THENCE North 33 degrees 47 minutes 08 seconds East, a distance of 1154.49 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner lying on the Southwest line of a tract of land conveyed to Kenny Yee and Cynthia F. Yee, by deed recorded in Instrument Number 2014-0013088, Official Public Records of Kaufman County, Texas;

THENCE South 45 degrees 09 minutes 32 seconds East, along the said Southwest line of Yee tract, a distance of 311.00 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being the North corner of said Carvalho/Blazek/Mears tract;

THENCE South 22 degrees 35 minutes 23 seconds West, along the Northwest line of said Carvalho/Blazek/Mears tract, a distance of 1013.86 feet to the POINT OF BEGINNING and containing 435,739 square feet or 10.00 acres of land.

## SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (J.T. Thompson) hereby certifies to the Client that: (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 17th day of November, 2021

J.T. Thompson  
Registered Professional Land Surveyor No. 4604



ACCEPTED BY: SIGNATURE DATE SIGNATURE DATE

METES AND BOUNDS

M.L. SWING SURVEY, ABSTRACT NO. 500

KAUFMAN COUNTY, TEXAS

6700 COLQUITT ROAD